

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m. February 12, 1986

- I Rollcall: Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman.
John Roberts was empowered to vote.
- II The minutes of the January 8, 1986 meeting were approved unanimously.
- III Appointments:
8:00 Earl Pennell
8:30 Hazen O'Clair (re: Starrett Pierce property)
9:30 Donald & Jean Horton
- IV Communications:
1. A copy of the legal notice regarding Forrest R. Merrill's application for a Waiver of Minimum Lot Size Law Requirements with the Maine D.E.P. has been received by the Board.
 2. A copy of Doug Ake's application for a Waiver of Minimum Lot Size Law Requirements with the Maine D.E.P. has been received by the Board.
 3. Two Maine Association of Planners Bulletins were received. The Board acknowledges receipt of these Bulletins.
 4. A letter from the Saco River Telegraph & Telephone Company asking permission from the Planning Board to construct a new tower on the land owned by Saco River at the summit of Ossipee Hill. Motion was made and seconded and unanimously approved under Section 2.08 that Saco River erect a 200' tower. Lot 19, Map 7, Zoned AR. Letter of approval mailed February 14, 1986.
 5. The Board received a letter from Smith & Elliott, P.A. on proposed Zone changes to be included in the March 8, 1986 Town Meeting Warrant. The Attorney stated that these changes were in legally permissible form and recommended no changes.
 6. Application to be placed on the Agenda. Rev. Clyde W. Park Sr. Rev Park was placed on the agenda of the February 27, 1986 meeting, at 8:00 p.m.
 7. Application to be placed on the Agenda. Earl Pennell. Mr. Pennell was placed on the agenda of the February 27, 1986 meeting at 8:30 p.m.
 8. Application to be placed on the Agenda. Hazen O'Clair. Mr. O'Clair was placed on the agenda of the February 27, 1986 meeting at 9:00 p.m.

9. Application to be placed on the agenda. Thomas Contois. Mr. Contois was placed on the agenda of the February 27, 1986 meeting at 8:15 p.m.
10. Application to be placed on the agenda. Andrew Holmes. Mr. Holmes was placed on the agenda of the February 27, 1986 meeting at 9:30 p.m.
11. Application to be placed on the agenda. Rodney Chadbourne. Mr. Chadbourne was placed on the agenda of the February 27, 1986 meeting at 9:45 p.m.
12. Application to be placed on the agenda. Zoel Labrie. Mr. Labrie was placed on the agenda of the March 12, 1986 meeting at 8:00 p.m.
13. Application to be placed on the agenda. David Sheppard. Mr. Sheppard was placed on the agenda of the March 12, 1986 meeting at 8:15 p.m.
14. Application to be placed on the agenda. William C. Gurrisi. Mr. Gurrisi was placed on the agenda of the March 12, 1986 meeting at 8:45 p.m.

V New Business:

1. Earl Pennell: Property located on Map 32, Lot 39a, Zoned AR. Mr. Pennell has deed. The Board noted that subdivision was recorded in 1928. Mr. Pennell said he has D.E.P. permission for septic system. Mr. Pennell stated that the back lots were sold to the abutters prior to 1977. Attorney Lovell who was present said that the two previous deeds of Mr. Johnsons needed to be inspected. The Board requested Mr. Pennell to bring in a copy of Mr. Johnson's deed. Attorney Lovell will look at deeds and report back to Board. Mr. Pennell was given an 8:30 p.m. appointment on February 27.
2. Hazen O'Clair: Property located on Map 14, Lot 40n, Zoned AR. Mr. O'Clair presented deed from Mr. Pierce to Board. The Bank that Mr. O'Clair has approached has told him that this land is part of an illegal subdivision. Mr. O'Clair bought 2 (two) 2½ acre lots on June 26, 1984. He would like to sell as one 5 acre lot. There was no Title Search at the time of the land purchase. The Board suggested that Mr. O'Clair get in touch with Mr. Pierce and the Attorney at the Bank for more information. Attorney Lovell said Mr. O'Clair should find out what pieces of land Mr. Pierce has sold. Mr. O'Clair has a Warranty Deed. Mr. O'Clair was given a 9:00 p.m. appointment on February 27.
3. Donald and Jean Horton: Map 21, Lots 26b & 26c, Zoned V Mr. & Mrs. Horton request permission to put a 10'x55' mobile home on this lot. The Board stated that they would need 20,000 sq. ft. for minimum lot requirements. The Hortons stated that the Code Enforcement Officer has inspected site. The Hortons stated that they will place the mobile home set back 30' from the road. Mike Hammond made the motion to approve under Section 2.08 provided lots 26b & 26c stay together. As the motion was not seconded, it did not pass.

V1 Adjournment.

This meeting adjourned at 10:10 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Roland E. Denby
John W. Kelt
Lawrence E. Jacobson
George Proctor

Agenda for February 27, 1986's meeting:

8:00 p.m.	Rev. Clyde W. Park
8:15 p.m.	Thomas Contois
8:30 p.m.	Earl Pennell
9:00 p.m.	Hazen O'Clair
9:30 p.m.	Andrew Holmes
9:45 p.m.	Rodney Chadbourne