

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

June 26, 1997

I ROLL CALL:

II MINUTES OF PREVIOUS MEETINGS: June 11, 1997

Judi Carll moved and Roland Denby seconded a motion to approve the minutes of June 11, 1997 as read. Vote was 2-0-1 in favor.

III COMMUNICATION AND BILLS:

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:30 Map 45 Lot 1522 Residential/Shoreland Zone Timothy Paquette

The applicant is requesting permission to construct a home on this property within the shoreland zone. The setback requirements are very close leaving inches to spare. Measurement is to the foundation. The board members indicated the importance of meeting the setbacks and the problems that some people have had in the past. Possibly the applicant should hire a surveyor to place the foundation.

Roland Denby moved and Judi Carll seconded a motion to approve the construction with the applicant meeting the water setback and the front yard setback and utilize 32 ft. sideline setbacks and follow the Saco River Corridor Commission Permit and utilize Soil & Erosion Control Methods during construction. Under Section 2.08, 4.02 and 7.01 Vote was 3-0-1 in favor of the motion.

VI OLD BUSINESS:

1. Carpenter Woods Subdivision -

Deed to be forwarded to Karen Lovell to insure language is correct. Dwayne Woodsome moved and Roland Denby seconded a motion to accept the deed and pending the attorney review to insure the town is protected for construction of drainage, utility, maintenance and reconstruction over and under the road. Vote was 4-0-0 in favor of the motion.

VII NEW BUSINESS: Kate Albert of Southern Maine Regional Planning Commission present and had a handout for each of the Board members. The board must take some action. If the town vacates the road then the property owners need to deal with the status of the land. If any issues are not addressed under the state law to the board's satisfaction then the board may need to seek legal assistance.

Notification needs to be made to owners within the area that the questionable street is located. A hearing should be held to determine what the use of the so-called paper street would be by the abutters. The letter could indicate if no response from the property owner then the board would take action to vacate.

Kate suggested reading the supplied material and go from there. Place Paper Streets on the next meeting agenda. Kate indicated that she would be available for questions. If any legal questions we could contact MMA or our own attorney.

Sharon Abbott informed the board members that she had given her notice effective June 30, 1997. This would be her last meeting with the Planning Board.

VIII ADJOURNMENT:

Dwayne Woodsome will not be at the July 9th Planning Board Meeting.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer



