

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 23, 1988

MEETING CALLED TO ORDER AT 7:46 P.M.

I ROLLCALL: Anna Jackson, Roland Denby, John Roberts and Douglas Foglio chaired the meeting.

II MINUTES:

III COMMUNICATIONS:

1. Letter from Fred I. Merrill, Inc.
2. Letters from Karen Lovell Re: William Cotsifas, Leighton Subdivision, Jones, Webber Property, SMRPC Road Letter and Davis.
3. Letter from Board of Selectmen Re: Leveille Conditional Use
4. Letter from Steve Kasprzak
5. Public Hearing Notice ZBA
6. Zoning Board of Appeals Decisions
7. Letter from Woodman & Edmands Re: Filing of Conditional Use
8. Interoffice Communications
9. Letter from Drown Agency Re: Abutting property owners
10. Letter from Fred Pierce Re: Sale of real estate
11. Saco Bay Federation
12. Lombardo & Association, Inc.
13. June Issue of UPDATE
14. Info from Prentice Hall
15. New Applications
16. Letter from Bernstein, Shur, Sawyer and Nelson Re:  
Waterboro  
Patent Corporation Site.
17. New Laws effective August 4, 1988
18. Cartographic Associates, Inc.
19. SMRT Letter of Transmittal Re: Ervine Richardson Subdiv.
20. BCI Geonetics, Inc.

#2. Mr. Neal Tranten a new land owner of Mr. Webber Property was present to see what the Board's feelings were regarding this matter. Rough summation given. Letter of 6/16/88 Re: Webber Property given to land owner. If illegal subdivision has been created this would not allow you to build but would give you recourse. Mr. Tranten was given time to digest the contents of the letter.

#3. Anna Jackson moved to change the last condition of the Conditional Use to read: Waste removal must comply with Solid Waste Ordinance of the Town of Waterboro. Roland Denby seconded the motion. Three in favor.

#15. New Forms for Conditional Use Approval and New Application Form: John Roberts moved to adopt as written. Roland Denby seconded the motion. Three in favor.

#2. John Roberts moved that the Town Attorney draft a letter of notification of illegal subdivision to be sent to Mr. Dean Webber stating no building permits would be issued until proof that the sale of his property is not an illegal subdivision or that an illegal subdivision does not exist. Anna Jackson seconded the motion. A copy of this letter to be sent to Mr. Dean Webber, Mr. Greg Fall of Century 21 in Sanford, and a copy to Mr. Neal Tranten, land owner.

#2. Discussion Regarding Mr. Jones Conditional Use Permit. Roland Denby moved to notify Mr. Jones to build up the earthen wall and seed as per Conditional Use of 12/10/86. This must be complied with by September 30, 1988 and that Mr. Jones purchase a Hazardous Waste Ordinance. Anna Jackson seconded the motion. Three in favor.

#1. John Roberts moved to send a letter to Mr. Stu Gannet and Mr. Punch stating that until the Board is presented with a survey it is unable for them to determine the disturbed area of this plot. As for the grandfathered status more evidence must be produced to prove grandfathered status. Doug Foglio seconded the motion. Vote was Unanimous in favor (3).

#8. John Roberts moved to accept the Site Plan Review as per 6/16/88 Public Hearing with legalized changes. Roland Denby seconded the motion. Unanimous in favor (3).

John Roberts moved to accept Subdivision Ordinance changes with legalized changes. Roland Denby seconded the motion. Unanimous in favor. (3)

#8.

**IV REPORT OF OFFICERS AND COMMITTEES:**

**V TOWN PLANNER:**

- |                         |                                |
|-------------------------|--------------------------------|
| 1. Forty Acre Exemption | 2. DOT Communication           |
| 3. Traffic Count Info   | 4. Comprehensive Plan Strategy |

**VI APPOINTMENTS:** All Appointments Rescheduled

**VII OLD BUSINESS:**

1. Michael Libby: John Roberts moved to send Michael Libby a letter stating that per the original notification to him the building was not to be increased in dimensions. No building permits will be issued until plans with those dimensions are presented. Roland Denby seconded the motion. Unanimous in favor (3).

12. A letter to be sent to Mr. Campbell asking him to contact the Town Planner relative to his subdivision. Notes to be taken of meeting with the Town Planner.

2. Mount Holly: John Roberts moved that with the hydrostudy that when it comes in the Town Planner to send out for estimates. Roland Denby seconded the motion. Unanimous in favor (3).

8. Complete Application signed Fall Lot Estates.

6. Deer Watch: Mr. Dick Moulton per phone conversation agreed to \$32,500. and has since been in contact with the chairman, Mr. Foglio and agreed to improve the New Road under the Road Review Committee's approval in the amount of \$32,500.

The last drive to be placed abutting Howard Hall Property. Public Hearing to begin at the conclusion of Drown Agency Public Hearing scheduled for July 18, 1988 at 7:30 P.M.

4. Orchard Hills: Roland Denby moved to approve sketch plan. Anna Jackson seconded the motion. Three in favor, one abstention. Motion passed.

5. Pace Landing: Anna Jackson moved to approve sketch plan. John Roberts seconded the motion. Vote was unanimous in favor (3).

10. Herbert Wishhart: On Site Committee report recommends approval. Roland Denby moved to approve under Section 2.08. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

7. Deer Acres: Two (2) ft. contours to be used. On Site Committee noted they had found rubbish on the site and recommended it be removed. The Site is very flat.

#### VIII NEW BUSINESS:

July 13th notify Greg Bean after June 28, 1988 Special Town Meeting Site Plan Ordinance acceptance. Mr. Bean to come in for Site Plan Review.

July 14, 1988 Special Meeting schedule the next four (4) Conditional Use Applications.

IX ADJOURNMENT:

Meeting adjourned at 10:50 P.M.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

*John W. Lb*  
*Anna Jacobsen*  
*Richard E. Tenby*