

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING WATERBORO PLANNING BOARD JANUARY 19, 1989

MEETING CALLED TO ORDER BY CHAIRMAN DOUGLAS FOGGIO AT 7:45 P.M.

- I **ROLLCALL:** Present were Roland Denby, Anna Jackson, John Roberts, Michael Hammond, Dwayne Woodsome, Lawrence Jacobsen, and Chairman, Douglas Foglio.
- II **MINUTES OF PREVIOUS MEETINGS:**
- III **COMMUNICATIONS AND BILLS:**
- IV **REPORT OF OFFICERS AND COMMITTEES:**
- V **REPORT OF TOWN PLANNER:**
- VI **APPOINTMENTS:**
- VII **OLD BUSINESS:**
  - 1. On Site Committee - Conditional Use Requests

Should any scheduled appointments be moved forward on the agenda. At this time with the Comprehensive Planning in process leave appointments in current order until further notice.

**VIII NEW BUSINESS:**

1. **ELEMENTARY SCHOOL:**

SMRT has requested a meeting with the Planning Board to discuss the new addition to the Waterboro Elementary School. This was discussed briefly at January 11, 1989 meeting Board questioned need of meeting. After discussion it was determined that SMRT could attend February 23, 1989 meeting and would be on the agenda for 8:00 P.M.

2. **SHERBURNE WOODS/LETTER OF CREDIT:**

Letter presented by Town Planner reviewed. Letter of credit should come from a bank. Letter presented is not from a bank.

3. **USED CAR LOT/SOUTH WATERBORO:**

More Information requested by Board members before any decision could be made by the Board as to a possible violation.

Steve Kasprzak, Chairman of the Finance Committee needs to know if there is still a need for \$2500. request for legal fee since there is still a balance of \$10000. in the legal account. Also will the Board change the request for \$25000 for Comprehensive Plan to sum when matched with State would equal \$25000. Town Planner to check the exact amount, approximately \$6500. State will be releasing amount in three installments.

Board discussed fees generated by the Board needing to be placed in an account for the Board. Does the section in zoning need to be clarified? Chairman will check with the Selectmen regarding this matter.

Town Planner noted that the assistant planner from Sanford would be in on Tuesday evening to speak with the Selectmen regarding the position of Town Planner soon to be vacant. Board might like to be present at this meeting.

Roland Denby informed the Board members that Saco River Corridor Commission might not be in existence much longer due to lack of funding. Permits will be issued by other Commissions under Great Ponds and River Act.

#### 4. WOODLAND HEIGHTS:

Can the Board require storm drainage, on site wells and water lines? Discussion by the members followed with no determination. Andrew Timmis also reviewed his findings and noted these on plans.

Should a letter be sent to the Zoning Board of Appeals regarding the upcoming hearing for a lot in Alder Acres? Possibly a member of the Board could attend the Public Hearing. Error appears to have resulted from the cul-de-sac not being finished prior to the house being built. The Board should consider this prior to Final approval of subdivisions in the future so that this would not be a problem. Improvements to new roads in subdivisions should be at a certain stage before the issuance of an Occupancy Permit.

## 5. ZONING CHANGES:

### Wellhead Ordinance:

Read by chairman. Noted by chairman that this is basically spot zoning. Changes:

Section IV (i) delete , etc.

Section IV add (l) above ground storage of heating fuel of no greater than 350 gallons per dwelling unit.

Section IV Add: C. Anything not specifically permitted or prohibited must be reviewed by the Planning Board as a Conditional Use.

## SUBDIVISION REGULATIONS:

### SUBDIVISION (Definition)

Clarification of gift lots to relatives subject matter circumventing law. A gift lot to relative must be held in its natural state for a specific period of time (5 years) before the relative that received the lot may sell it. If the lot is built upon the relative shall remain as a legal resident on this property for a minimum of one year before it can be sold. Gift lot to adolescents can not be built upon until age of eighteen (18) years of age or married. Allowing gift lots to adolescent children to be built upon for rental, sale or lease purposes by parent is a major form of circumventing the law in areas where lots have become expensive.

### ABUTTERS: (Definition)

Abutting property owners may purchase additional land however, would have to own purchased property for a minimum of five (5) years before further sale would be allowed.

Send proposed amendments to town attorney for review.

### Town Planners comments:

Andrew would like to bring Jim Upham and Chris Huck in for the next meeting of the Planning Board to go over work plan submissions. Also he had informally discussed with Jim and Chris assisting the Board until a replacement is found.

Peter Delfonzo of Sebago Technics has been in touch with Andrew and feels that the Woodland Heights project still has holes. Letter dated January 17, 1989 placed on file.

Post storm date for next regular meeting for Friday January 27, 1989.

Meeting adjourned at 10:33 P.M.

Respectfully submitted,

*Lawrence Jacobsen*  
Lawrence Jacobsen  
Secretary/Treasurer

*Douglas E. Foglio*  
*Anna Jackson*  
*Roland E. Derby*  
*Onepa W. Johnson*  
*John W. Felt*  
*Michael Hammond*