

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Aug 8, 1973 at St. Stephen's Hall.

Present were; Robert Weatherly, Everett Smith, Jr., Stuart Gannett, James Carll, Forrest Abbott, Jr., Wade Junkins, and Building Inspector Merrill Pazoat.

Minutes of meeting July 11, 1973 read and approved.

Robert Weatherly appointed by Chairman Gannett to vote at this meeting.

Mr. Weatherly said he wished to go on record as being unhappy with Chairman Gannett's remarks in minutes of special meeting of July 25th. He said that on June 1st he moved and the Board voted to invite all of the Conservation Commission, The Building Inspector, the Plumbing Inspector, to all of the special meetings on zoning. He wants to operate as a committee and not with one man running it. The Board voted again to invite the Conservation Commission, the Building Inspector and the Plumbing Inspector to all special meetings on zoning. It is understood that the Selectmen are welcome at all meetings of the Planning Board.

Emery Isaac was in to tell us of his problems in building a "Dairy Bar" beside his home in So. Waterboro. His septic tank leech bed would be too close to the Fire Dept. well. The State Health and Welfare would not give him a waiver, but said it would approve a holding tank if the Town Plumbing Inspector and the State Engineer approves it. Also told him to talk with the town Planning Board. Although it was felt that we had no jurisdiction in the matter, he was told that if the Town Plumbing Inspector signs his application, the Planning Board Chairman would give him a note stating that the Planning Board goes along with the Plumbing Inspector.

The Chairman read a letter from the State Planning office. They were making a survey of towns as to how they are progressing in zoning ordinances. They had sent a form to fill in to report our progress which he had filled and returned.

Chairman reported that the Selectmen had assured him that the matter of dumping sewerage near land of Harry Smith on Ossipee Mountain Road had been taken care of.

Chairman read a letter from Henry and Dorothy Rhodes stating that they had bought a lot of land from Starrett Pierce in No. Waterboro and wanted our opinion as to building, sewerage etc on it. Chairman wrote the selectmen requesting abstracts on Pierce property. Kasprzak sent him copies of five lots registered in Alfred as sold. It was voted to send a letter to the selectmen stating that we felt that Pierce is in violation of Subdivision Regulations, return the abstracts to them, and request them to turn the matter over to the Town Attorney for investigation and action. Request a reply in sixty days.

It was also voted to send a letter to the Selectmen asking if they authorized the State to install a culvert across the Old Alfred Road to drain "Birch Acres" onto and across the Town property - and if not, who did? Send a carbon copy to the Conservation Commission.

Mr. Jerry Merrill was in with a Preliminary Plan of David Eon's proposed development on Route 5 across from Stephen Kasprzak's. Has 50' right of way to S. E. corner of lot 7, then 158 right of way to beach area. Beach area to be owned jointly by all lot owners (so stated in deeds). Also stated in deeds that there be no businesses or trailers on the lots.

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After discussion of Plan,,the Board voted to send a letter to Mr. Merrill stating that the Preliminary Plan would be approved subject to the addition of the turnaround at the end of the 50' right of way. Also to say that before the Final Plan is approved, Article VII, Section B of Subdivision Regulations must be met.

Worked on amendments to Subdivision Regulations. The following amendments were proposed:

Page 3, Article V Sect A

Change "scale of one inch to 100 ft" to read "scale of one inch to 60'"

Page 3 Article V Section A.

Add #6 to read "Location and names of abutting subdivisions and names of owners of abutting property if not subdivided."

Page 4 Article VI Section D - omit #4.

Page 5 Article VII Section B #6.

Change "minimum radius of 50' " to read "minimum radius of 75' ".

c Voted to accept the proposed amendments as written.

Voted that the Board shall adopt policy of notifying property owners abutting proposed Subdivisions by Registered Mail, and they shall have thirty days to appear before the Board with any grievances.

Secretary is to try to have policy decisions published in the Sanford Tribune and the Portland Press Herald.

There was no report of progress in getting the Building Code books corrected.

James Carll reported on the matter of Mrs. Dawes' property sold. He was advised to have an engineer draw up plans of existing "Lakeview" development. He will bring it in for our examination.

Adjourned at 10:30 PM.

Everett Smith Jr.
Sec'y.