

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular meeting, Feb. 8, 1978

Meeting called to order at 7:40 p.m. by acting Chmn. Phillip Gardner; others present were Raymond Kellett, Stephen Kasprzak, James Hamilton and Frank Goodwin. Messrs. Kasprzak and Hamilton were empowered to vote.

MINUTES

Mr. Kasprzak recommended that the word "request" be inserted following the word "budget" in the sentence relating to the request to the Selectmen for the Board's 1978 appropriation. It being agreed to, he then moved, Mr. Kellett seconded and the vote was unanimous to accept the minutes of the regular meeting of Jan. 11, 1978.

REPORTS OF OFFICERS & COMMITTEES

The Treasurer reported a balance of \$227.47 as of Feb. 1, 1978. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous to accept the report as read.

OLD BUSINESS

LARSON: Atty. Cole appeared for Mr. Larson to whom a Power Permit was refused due to an alleged violation of the subdivision law. It was explained to Atty. Cole that the Board was of the opinion that, when the lot was sold to Mr. Larson, that the previous sale of the lot to the Ireus Co. by Land Management, Inc. placed it in unapproved satisfaction status. Atty. Cole said he planned to research the matter at the Registry and communicate with us again. He was given an excerpt from the tax map showing the properties.

THORNTON: The Code Enforcement Officer had earlier asked the Board for an opinion relative to the granting of a building permit to Mr. Thornton for the location of a building on his property. After a brief discussion of the matter the Board concluded that it was not well enough acquainted with the matter to form an opinion whereupon Mr. Kasprzak moved, Mr. Kellett seconded and it was voted that the Secretary be instructed to write to Mr. Thornton suggesting that, if he is still interested, he come before the Board and explain his position.

DIGREGORIO: Mr. DiGregorio's request for approval of his plan to add to his non-conforming camp on Little Ossipee Lake was discussed. The Board was not able to reach a conclusion. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that Mr. Hamilton study the matter and report back at the next meeting.

#### NEW BUSINESS

Leon Spencer: Mr. Spencer who had, of late, asked the Code Enforcement Officer to validate a building permit which he obtained Feb. 2, 1977, prior to the enactment of the Zoning Ordinance which placed his property in the Conservation Zone, Mr. Spencer had purchased the property for the express purpose of building and operating a retail store. He left with the Board plans of his building and sketches of the land and proposed location of the building. The Board will consider his situation.

Floyd Smith: Mr. Smith brought in a completed Preapplication Form and an application along with a Sketch Plan for the development of a 3 lot subdivision on Ossipee Hill Rd. He was informed that the Board would want an on-site inspection but not until after the snow is gone.

To his inquiry as to whether or not he could sell one lot prior to subdivision approval he was told that he should not. He was further admonished that, if he had any thought of abandoning the subdivision idea and selling a lot, he should not do so without legal advice. Nothing will be done by the Board until after the snow is gone.

GRANDFATHERED LOTS: The Code Enforcement Officer had asked the Board's opinion on the building a multifamily dwelling on a grandfathered non-conforming lot in the villiage zone. The Board agreed that while grandfathering entitled an owner to build it does not entitle him to exceed the restrictions placed upon a minimun sized lot. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that the Secretary so inform the Code Enforcement Officer.

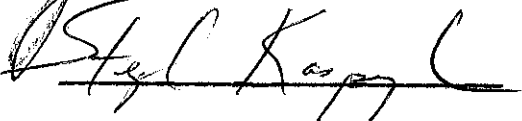
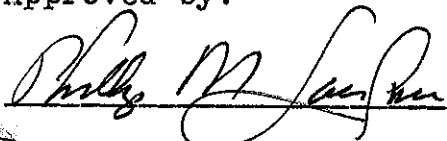
Meeting adjourned at 10:00 p.m.

Respectfully submitted,



Frank R. Goodwin, Secy.

Approved by:



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