

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, March 8, 1978

Called to order at 7:30 p.m. by Chmn. Foglio; attending members were Ronald Dyer, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Others present were Supt. of S.A.D.#57, Rodney Hatch, Gale Perkins, a Director of S.A.D.#57 and member of school building committee, Mr. Dana Morton, representing Morton & Rose, all there in connection with the proposed new elementary school; Mr. Thornton, Mr. Spencer and Mr. Littlefield.

MINUTES:

The minutes of the previous meeting were accepted.

CORRESPONDENCE & BILLS

The estimate of \$7704. from Dr. Ciullo as his cost for conducting a water quality profile on Little Ossipee Lake was read.

Two copies of the Flood Hazard Analysis of the Little Ossipee River in Limerick and Waterboro were received. The letter of transmittal stated that there is to be a presentation of the report at the Limerick Town Hall on March 30, 1978 at 8:00 p.m. to which all Planning Board members are urged to attend and all other interested parties are invited.

REPORT OF OFFICERS & COMMITTEES

Treasurer's Report: The Treasurer's report of no expenditures in February and a March balance of \$227.47 was unanimously accepted.

OLD BUSINESS

Charles M. Thornton: Mr. Thornton, having had some problem in getting a certain permit, the purpose for which was not clear to the Planning Board, at the Board's suggestion, appeared to explain the matter. When asked by the Chmn. what he wanted he stated, in effect, that all he wanted to be able to do was to move onto his property in So. Waterboro mobile homes, motor homes, recreational vehicles, and the like plus any buildings of similar capacity all of which would be for sale and not to be used on his property for occupation of any sort. When asked if any would be placed upon what could be properly regarded as a permanent foundation he stated that none would be so installed. When it was suggested that he intended these as inventory only, he agreed. None of the other various activities which are being carried on, on these premises were discussed.

After some discussion Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that since the placing of these structures on his property was only for the purposes described, on the conditions that he met the requirements of any State, County or Municipal law with regard to the conducting such an activity, plus the requirements of the Zoning Ordinance, the placement of these structures on his property needed no specific permit. In addition, Thornton was reminded that he would need a permit to move a building. The Code Enforcement Officer is to be informed of this action by letter and a copy will be sent to the Selectmen and Mr. Thornton.

Mr. Spencer: Since the Planning Board had not had an opportunity to discuss Mr. Spencer's request for reinstatement of his building permit Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that a Special Meeting be held at 7:00 p.m. on Tuesday, March 14 and the matter be taken up at that time.

Larson: Chmn. Foglio reported that he and the Secretary had carried the particulars of the land transactions affecting Mr. Larson's request for a Power Permit to the Town Atty. for review. That the Atty. stated that he would be absent for two weeks and that no progress could be made until he returned. That the Atty. suggested that a resume be written up by the Board would simplify the matter. This will be done.

NEW BUSINESS

Mr. Morton displayed the layout, landscaping and drainage plan for the proposed new elementary school. Various aspects of it such as green belt, access both for vehicular and pedestrian traffic and drainage were discussed at length.

It was suggested that the District make some arrangement whereby a 100 ft. green belt might be left around the outer perimeter of the grounds and be permanently maintained.

It was further suggested that consideration be given to the accesses having in mind the presently proposed main entrance to Rte. 5 with its high speed traffic and to any intentions of necessitating foot traffic via the Waterboro Center intersection.

In view of the already surface and ground water condition in the area between Rt.5 and the Old Alfred Road it was strongly suggested that the matter of acquiring necessary rights and conducting the surface drainage off under the Old Alfred Road over Earl's property be considered.

It was agreed that these suggestions would be considered and discussed at the Special Meeting on March 14.

Milne: Mr. Littlefield brought in a sketch plan for a development on Ossipee Hill Road. As soon as conditions permit Mr. Milne will be notified of a date for an on-site inspection,

Lyman, Alfred & Shapleigh: Chmn. Foglio, referring to our mutual interests suggested that copies of our Zoning Ordinance and Subdivision Regulations be sent gratis to the Planning Boards of the above Towns.

Little Ossipee Lake: The Selectmen were asked to join the meeting for the purpose of explaining to them that an estimate of \$7704. to do the water quality profile of the Little Ossipee Lake had been received from Dr. Cuillo and that, since the Board had found out that the State D.E.P. would do it for an estimated 10 % of that, it would recommend that \$750. would be asked for under Article 59 of the Warrant for the Annual Town Meeting.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,
Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

Stephen Kappell

Shelly M. Johnson

James Hamilton

Douglas Taylor