

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting, March 14, 1978

Called to order by Chmn. Foglio, other members attending were Ronald Dyer, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Mr. Loren Spencer attended. Mr. Hamilton was empowered to vote. All preliminaries were dispensed with.

OLD BUSINESS

Loren Spencer: The matter of the validity of Mr. Spencer's building permit to build a store building, issued in February 1977 was discussed. He had earlier requested a renewal of it an act which depended upon whether or not the original permit had expired due to the fact that "work" had not been started during the 90 days subsequent to the date of issue. Within the 90 days Spencer had cleared land and set corner stakes for the purposed building and parking lot which, in his mind complied with the start of "work" requirements on the application. His understanding was that the permit was good for 2 years from date of issue once he had complied with the start-of-work requirement. The necessity to build a house for himself and family plus the time involved in getting financing for the store intervened and held up any further work on it, and the 90 days had lapsed. When he applied for a permit for his home the C.E.O. informed him that his permit for the store had lapsed. When he requested an extension of time the C.E.O. refused it claiming that he had not "started work". If the C.E.O. was correct the proposed building would be regulated by the new Zoning Ordinance which was enacted 30 days or so after the date of issue of the permit; if not then all phases of it might not be.

Due to this difference of opinion the C.E.O. sought the opinion of the Planning Board. After consideration of the above circumstances Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous that the opinion of the Board be that sufficient work had not been done to constitute "start of work". Mr. Kasprzak then moved, Mr. Dyer seconded and the vote was unanimous to notify Mr. Spencer by letter that, if he would stake out the corners of the proposed building, parking lot and side lines of access and exit roads from and onto Rte. 202 and would enter an application for a conditional use accompanied by a soil test report the Board would accept the application for consideration and would arrange with him an on-site inspection date.

Mr. Spencer stated, for the record, that he disagreed with the Board's opinion that his building permit had been voided.

Thornton: The Secretary proffered to the Board a proposed letter to the C.E.O. as directed in the March 8 th. meeting. It was approved by the Board. Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that, before the letter is sent to the C.E.O., two copies be sent to Mr. Thornton- one for his files and one to be signed by him and returned to the Board - the latter will bear a statement to the effect that by signing he will agree to its content.

Elementary School: It was moved by Kasprzak, seconded by Mr. Hamilton and unanimously voted that the Secretary write a letter to Asst. Supt. Rodney Hatch making the following recommendations regarding the proposed new elementary school in Waterboro Center.

1. That the drainage from the roof(s) of the building and the paved areas be conducted to the westerly side of the Old Alfred Rd. in order not to contribute further to the already bad water situation in the Old Alfred Rd. area.

2. That a green belt of trees 100 ft. in width along Rte. 5 and, along the Old Alfred Rd. side, a 50 ft. green belt of trees or as near to 50 ft. as possible; that a conservation easement on these belts be given to the Town of Waterboro which will ensure their perpetual integrity.

3. That consideration be given to the installation of a 6' chain link fence inside the green belt commensurate with the dictates of reasonable safety measures to prevent children from wandering from the ball field into the Old Alfred Rd.

4. That, prior to the use of the school a set of slow speed warning lights be installed on Rte. 5 similar to those at the existing elementary school in the effort to prevent an unfortunate accident such as occurred there and, further, to establish a reduced speed Zone reasonable distance either side of the lights.

Meeting adjourned 10:10 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by

Phyllis M. Jordan

James O. Hamilton

Sp. L. Kraft

Douglas Taylor
