


TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Minutes
Regular Meeting, April 12, 1978

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

Due to the press of business the reading and approval of the minutes of the previous meeting was deferred.

REPORTS

The Treasurer reported no expenditures in March and a balance of \$227.47 in the account. The report was unanimously approved.

OLD BUSINESS

Charles Thornton: Mr. Thornton requested that, in the letter dated March 14, 1978, from the Planning Board to the Code Enforcement Officer Allen Jordan, of which Mr. Thornton received a copy to acknowledge by his signature and which related to his application for approval to locate trailers and buildings, which would be for sale, on his property, before he should sign a copy of this letter, language be added to or following the second paragraph to the effect that it in no way would prevent him from locating one of these structures (or more) on a portion(s) of his property for normal occupancy provided that it was done within the law. Mr. Gardner moved, Mr. Hamilton seconded and the vote was unanimous that the Secretary do so and transmit the revised letter.

New Elementary School: Mr. Hatch, Asst. Supt., Mrs. Pride, Building Comm. member, Mr. Ingalls, Architect, and Mr. Morton, Engineer were present to discuss the proposals on landscaping, drainage and traffic control which the Board made at the previous meeting. Mr. Hatch pointed out that the matters relating to traffic control were the responsibility of the Selectmen and stated that those relative to landscaping were acceptable but that the matter of relocation of the storm drains would need more consideration.

Mr. Ingalls and Mr. Morton maintained that the run-off from the roofs and the blacktopped areas which the plans showed to be carried into a natural waterhole southerly from the building would have no noticeable effect upon the ground or surface water level in or on any of the land in that direction between Rtes. 5 and 5A. Mr. Morton said that he had discussed his proposals with both the Soil Conservation and D.E.P. and that both bodies approved the plan. He also reported that

he had attempted to get an easement Earl's property but was refused. The reason for the Board recommending that the drainage be made across Rte. 5A was their awareness of a serious water problem in the Birch Acres development. Consequently, the Board took the position that a sudden runoff of the magnitude possible here could not help but contribute to the problem--especially in the minds of the residents in that area. For this reason and being told that the estimated additional cost for the change in plans would be relatively minimal, the Board felt that more effort should be spent to do as it had recommended. Mr. Morton, understanding the Board's concern, agreed to try again.

Mr. Pennell: Mr. Pennell appeared with his attorney, Mr. Burke, Mrs. Pennell and friends to press his case for conditional approval to locate a food takeout service, in the shape of a travel trailer converted for the purpose, just northerly of the Fish's Inn property on Little Ossipee Lake. Mr. Burke presented a petition which he stated contained 150 signatures in favor of the enterprise. After considerable discussion and several statements by the applicant relative to various plans and uses and references made by the Board relative to many non-conformities existing and proposed, the Chairman requested Mr. Pennell to submit a plan showing exactly how he proposed to locate the trailer and a parking lot and where he would make the entrance onto Rte. 5 and along with it a statement explaining the use he intended to make of the existing house and the trailer.

Mr. Perry/Southern Maine Realty: Mr. Perry and his engineer, Mr. Rose brought in a sketch plan and an application relative to a 45 lot, 470 acre subdivision along Buff Brook in the Thyng's Mill area. The application was proper and was signed by the Chmn., Mr. Foglio. An on-site inspection was tentatively set for April 22nd. The Secretary will send Mr. Perry a copy of the Waterboro road specifications.

ELECTION OF OFFICERS

Mr. Kasprzak moved, Mr. Gardner seconded, and the vote was unanimous, to continue with the same slate of officers for 1978.

Special meetings: The Chmn. called for a special meeting on April 20th at 7:30 p.m. preceded by an on-site inspection of Mr. DiGregorio's and Mr. Mailman's property relative to expansion and rebuilding respectfully. The group will meet at the Town Office for that purpose.

Meeting adjourned at 11:20 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

(see over for approvals)

