

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
Regular Meeting
May 10, 1978

Meeting called to order at 7:30 pm. Members present: Chmn. Foglio, Raymond Kellett, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin.

MINUTES: Mr. Kasprzak moved, Mr. Gardner seconded that the minutes of the May 3rd. meeting be accepted as written - it was unanimously voted.

REPORTS: The Treasurer report was deferred until the next meeting.

OLD BUSINESS: Floyd Smith: Back in February Mr. Smith had brought in a sketch plan of a subdivision on Ossipee Hill Rd. The on-site inspection was postponed until the ground became bare. Mr. Mark McCallum from Gendron Realty was in to arrange a date for the inspection. He was told that the Board would consider the matter and inform him by letter.

Mr. Larson: Mr. McFarland was in to inquire what the procedure would be to apply, for Mr. Larson, for subdivision approval of his one lot on Deering Ridge Rd. After Mr. Kasprzak explained the procedure to Mr. McFarland and, since the subdivision is composed of only one 2-acre lot, moved, Mr. Gardner seconded and the vote was unanimous to waive the requirement for the sketch plan and to start at the Preliminary Plan stage.

Mr. Nolette: Chmn. Foglio clarified to Mr. Nolette the requirements for the roads in the Brookside Subdivision. The matter of a bond, as required, was discussed and some suggestions of other types of surety were made.

Chmn. Foglio pointed out that the plans for the dry hydrant did not show it far enough back from the road to connect up the suction line without having the truck in the driving lane and advised Mr. Nolette to discuss it further with Lane Use Consultants. After new plans are made Chmn. Foglio offered to join Mr. Nolette to lay it out.

Mr. Nolette pointed that his permit from the D.E.P. to do this work runs out on June 30th. which does not give him time enough to complete it.

Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous that a letter be written to Mr. Nolette stating that the Board recommended an extension of the permit, which letter he might use in applying for the extension.

Henry Milne: Mr. Littlefield, Mr. Milne's surveyor was in and displayed a plan for the subdivision bearing contour lines which he had transferred to it from the U.S.G.S. map. He was told that more accurate contours would be required. The sketch also showed the proposed driveways as suggested, and, in addition, the changes in lots 1 and 2 making them both larger.

Elementary School: Mr. Goodwin reported that Mr. Hatch said that the dates of May 17th. and 30st. would be satisfactory for a meeting. Since the 17th. would not be acceptable to the Board, the secretary was directed to see if the 18th. would be acceptable.

NEW BUSINESS: Mr. Edward Herman: Mr. Herman stated that he was under a contract to buy a lot on the Old Buxton Rd. near the Waterboro/Hollis line which was one of three lots created from one parcel within the last five years and was questioned by the Code Enforcement Officer as possibly being in subdivision status without approval. After a short discussion, Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that the Board will have to investigate the situation and may even have to seek legal advice before it can be sure about the status of this lot; further that Mr. Herman have from the Board a letter to this effect.

Mr. & Mrs. Baker: The Bakers, who have purchased Fish's Inn were in and inquired if a permit would be required to do some internal renovation costing less than \$500. and if replacement of floor covering would have to be included in the renovation cost. They were tole "no" to both questions. They also asked if they would need a permit to erect a 3 foot by 12 foot sign. They were told they would. They were also told that they would not need a permit merely to repair the dock and the steps down to it. The Board saw no objections to their relocation of the toilet in the building as long as all codes are complied with.

The Bakers claim that there is an encroachment by Mr. Pennell upon their property. They were informed that this was a civil matter with which the Board does not become involved.

Appeals Board: Mr. Hamilton was chosen to attend the hearing on May 16th.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Frank Goodwin
Frank Goodwin
Secretary

(See over for approvals)

Approved by:

Stephen M. Knight
James A. Anderson
Walter M. [unclear]

