

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Work Shop Meeting, May 18, 1978

Called to order at 7:30 p.m.

Members present were Phillip Gardner, James Hamilton,  
Stephen Kasprzak and Frank Goodwin.

MINUTES

Mr. Hamilton moved, Mr. Gardner seconded and the vote was unanimous that the minutes of the May 10th meeting be accepted as written.

CORRESPONDENCE

A letter from the Selectmen stating that James Hamilton has been appointed a member of the Planning Board and that Russell Keith had been appointed as an associate member.

A letter dated May 11, from the State Dept. of Transportation to which was attached a copy of a letter from D.O.T. to Mr. Earl Pennell containing a sketch of Rte. 5, including the old road, in front of his camp on Little Ossipee and clarifying the D.O.T.'s letter of April 18 to Mr. Pennell (on file in the Pennell folder).

A letter from the Planning Board to Atty. Elliott suggesting a date of May 24 th for a joint meeting with him and the Selectmen; the date of May 25th has been set.

A copy of a letter, dated May 16th, from the D.O.T. to Atty. Bourke re: Earl Pennell's use of old Rte. 5.

Rec'd from the Selectmen copies of 4 abstracts of land transactions by Starrett Pierce for investigation relative to possible subdivision status.

A letter dated May 18, from Mr. Donald Smith containing a soil analysis report in the manner of an application to construct a full foundation beneath his home on Little Ossipee.

#### REPORTS OF COMMITTEES AND OFFICERS

The Treasurers report for May of \$227.47 was accepted.

Mr. Hamilton reported from the Appeals Board Meeting concerning a request for variance by Mr. Simoneau that the decision would be delayed until after an on-site inspection set for May 19 th., Board accepted Mr. Hamilton's offer to be the standing member to attend all Board of Appeals hearings.

#### OLD BUSINESS

Floyd Smith: It was agreed that the on-site inspection of Mr. Smith's proposed subdivision would be held on May 31st. at 6:30 p.m., just prior to the special meeting on that evening. Mr. McCallum the real state agent will be notified,

DiGregorio: Mr. DeGregorio made a counter proposal to the Planning Board's recommendation relative to his proposed expansion of his camp on Little Ossipee which was to consist of 14 X 22 addition the Lake-side , 14 ft. face of which would start , on the existing camp, at a point about 7ft-6in, back from the front, extend away from the camp not over 14 ft thence 22 ft to the rear and 14 ft back to the camp being flush with the rear wall of the camp. Mr. Goodwin having reviewed this scheme at the site with the owner stated that this proposal over came the most serious objection to Mr. DiGregorio's first proposal and that, considering that it would be consistent with neighboring

structures, felt that the Board should approve of the application. Mr. Kasprzak moved, Mr. Goodwin seconded and the motion was carried by a vote of two for and one opposed, Mr. Hamilton, who opposed it did so for appearance reasons when viewed from the Lake and because he felt that, in the future, the whole camp might be jeopardized by erosion of the banking. Mr. DiGregorio and the C.E.O. will be notified by mail.

Mr. Mailman: Mr. Kasprzak suggested and the Board agreed that, since Mr. Mailman had decided with minor replacement of timbers, would be substantial and that he would not increase the size, the Board must approve his application. Further Mr. Kasprzak suggested that a copy of Mr. Mailman's letter to the Board stating his intentions be sent to the C.E.O. and that he be requested to see that the letter was conformed to and that, in particular, no second story be added.

Mr. Pennell: Mr. Hamilton suggested, and the Board concurred, that this matter be turned over to the C.E.O. in order that he can follow the development to see that all stated intentions are followed.

Elementary School: Mr. Goodwin reported that the earliest date that Mr. Hatch, the architect and the engineer could meet with us would be May 31st there a Special Meeting will be held on that evening.

#### NEW BUSINESS

Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous that Mr. Gardner, being a civil engineer with vast experience in such matters, be offered as the Board's choice for its representation on the Road Committee. The Secretary is to notify the Selectmen.

Donald Smith: Mr. Smith has applied for approval to put a cellar under his cottage which will raise it about 3 ft. and to install a new in-ground sewage disposal system. Mr. Goodwin moved, Mr. Hamilton seconded and the vote was unanimous (Mr. Kasprzak abstaining) that the Board give approval upon receipt of the 3 ft. height increase from

the abutters on either side of his lot.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

Approved by:

*Philip M. [unclear]*  
*James H. [unclear]*