

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, June 14, 1978

Meeting called to order by Chmn. Douglas Foglio at 7:50 p.m. thers present were Raymond Kellett, Phillip Gardner, James Hamilton, Stephen Kasprzak , Russell Keith and Frank Goodwin.

MINUTES

Mr. Kasprzak moved ,Mr. Kellett seconded and the vote was unanimous that the minutes of the previous meeting be approved as written.

COMMUNICATIONS & BILLS

Two invoices from Gannett Publishing Co. in total amount of \$13.20 which had been paid were noted; a copy of a letter from Murray, Plumb and Murray relative to the dry hydrant at Brookside and a letter from the Arundel Planning Board to Al Hall relative to growth management had been circulated.

TREASURER'S REPORT

Expenditures in May consisted of \$5.94 to Gannett Publishing Co. and \$25.25 to the Post Office for postage; received from the Town was \$350.00 voted at the March Town Meeting all resulting in a balance of \$546.28 as of June 1. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous to accept the report.

OLD BUSINESS

Larson Subdivision: Mr. McFarland presented a plan drawing with several prints of Mr. Larson's single-lot subdivision on Deering's Ridge Rd. along with a copy of the deed, the soils report, \$25.00 cash for the fee (for which he was given a receipt by the Secretary) and the money given to Mrs. Chick for the Town) and four return card receipts from abutters. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that, since this was a single lot subdivision, the requirement for a location sketch , and contour map be waived and that this plan be approved as a Final Plan

contingent upon it being so marked and presented for signature on a 34X36 linen along with 10 prints of the same, the linen then to be recorded by the applicant at the Registry.

Southern Maine Realty Trust Subdivision (Perry):

Mr. Perry's engineer, Mr. Rose and his Attorney were present and the latter presented a revised sketch plan showing dry hydrants, access roads, paths and areas and some recreation sites and indicating 61 lots none of which were less than 5 acres. It was recommended that, on the Preliminary Plan, the path between the rear and middle lots run unbroken, that the green belt be shown starting at the high water mark of the old lake, it being the estimated high water mark of a reconstituted lake. Attention was called to the fact that not nearly enough recreational area has been shown and that consideration should be given to more. Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that this revised sketch plan, considering the above comments, be accepted and that they should proceed with the Preliminary Plan. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that the requirements for scale under 6.2.1 be waved and a scale of 1 inch equal 200 ft. be used except where clarity required those sections be drawn to a satisfactory scale.

NEW BUSINESS

Corthell's Property on Ossipee Hill Rd.: Mr. McFarland inquired as to whether or not Mr. Corthell could build upon his land without subdivision approval, it being the remainder of a parcel out of which Mr. Blunt had bought a 4 + acre lot and subdivided it into two lots after having received formal subdivision approval. The Board agreed that Mr. Corthell could build but that if he should sell yet another lot within less than 5 years from the time he sold to Blunt he would be in subdivision status and would require approval. A power permit was signed.

Breem: Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that the application of the Breem's to build a *10ft.* by *12ft* porch onto their cottage be approved.

Bernice Fields: Mr. Kasprzak moved and Mr. Gardner seconded and the vote was unanimous that the C.E.O. be notified that it is the Board's opinion that under Section 2.04 no building permit is required and that under the second paragraph of 2.08 is free to build her porch.

Rodriguez: Mr. Hamilton moved, Mr. Kellett seconded and the vote was unanimous that the C.E.O. be advised to check this application against Sections, 2.04 and 2.08 to see if a permit is needed and whether or not it is a matter for the Planning Board to consider. If, indeed, it must be referred to the Board that it be done on a copy of a regular permit application on which or with which an understandable sketch with necessary dimensions and set-back distances.

Ricker: Application for location of house trailer on existing lot; Mr. Gardner moved, Mr. Goodwin seconded and the vote was 3 for approval one abstaining.

Dubois: Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous that Mr. Dubois' application lacks sufficient information for the Board to act, suggests that the C.E.O. make an on-site inspection and have the applicant submit a new application showing pertinent dimensions and set-back distances.

Gregoire: in form the C.E.O. that the Board approves Mr. Gregoire's application to complete a cellar under his Camp.

Dube: Mr. Goodwin moved, Mr. Gardner seconded and the vote was unanimous that the D.E.P. should be notified that the Planning Board sees no objections to Mr. Dube's construction and that no hearing should be required.

A plea was made to the Selectmen to make some arrangements to have the C.E.O. or his assistant present at regular Planning Board Meetings.

A workshop meeting will be held on Thursday, June 22.

Meeting adjourned at 10:50 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

Douglas English
Raymond Bell
John M. John

