

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, March 11, 1981

Called to order at 7:30 pm. by Vice Chairman Denby; others present were Mrs. Hamel and Mwsrs. Hamilton, Keith & Frank Goodwin. Mrs. Hamel was empowered to vote.

MINUTES

Mr. Keith moved, Mrs. Hamel seconded and the vote was unanimous to accept the minutes of the Feb. 11th. meeting as written.

COMMUNICATIONS & BILLS

Copy of Power Permit for John Thornton.  
Use Application by Clyde Van Tassell.  
Application to renovate by Nesselrodes.  
Application to construct Garage- Hamel.

OLD BUSINESS

Zoning Revisions: Discuss hearing in April  
Building & Use on substandard lots: The Secretary distributed a statement for the Board's consideration, as its stand on this matter, for whatever action it will deem necessary, at the next meeting.

Arrowhead Lots: The attitude which the Board will take at the Town Meeting was discussed. Chmn. Gardner's report will be supported. The discussion brought out the fact that deed covenants are irreversibly imposed upon all lots for use as single family dwellings. In view of this there would be little use for the Town to retain any lots except for speculation, since the covenants would prohibit the use for anything but dwellings.

NEW BUSINESS

Nesselrodes: The Nesselrodes applied for approval to renovate the Old Forge building in So. Waterboro. They intend to restore it to its former appearance, establish living quarters on the upper floors and a boutique on the first floor where jewelry and costumes will be sold. They propose to use an enclosed tank for septage disposal. They further propose to construct a "bath house" as an accessory structure and to pave the entire lot with bricks.

It being an existing structure on a substandard lot of record the application was approved provided all State Laws could be met and that the restoration and renovation is done in accordance with the proposed intent. Moved by Hamilton seconded by Mr. Keith and unanimously voted.

Van Tassell requested use approval to hold auctions weekly in the Grange Hall on West Rd. The Board regards this a "type" of retailing as in Section 3.04,02, item 7 on page 10 of the Zoning Ordinance which is a permitted use requiring no approval. Mr. Keith moved, Mrs. Hamel seconded and this decision was unanimously approved.

John Hamel: The Hamel's applied for approval to build a 2-car 24'X28' garage on their substandard lot. Mr. Keith moved, Mr. Denby seconded and the vote was unanimous to allow it as shown on the accompanying plan.

Meeting adjourned at 10:00 pm.

Respectfully submitted,

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

Approved by:

*Roland E. Denby*  
*James Hamilton*  
*Kleason Hamel*

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