

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting - May 6, 1981

Called to order at 7:45 pm by Vice Chmn. Denby; others present were Messrs. Hamilton, Keith, Casey and F. Goodwin. Mr. Dunn was also in attendance.

MINUTES: The Minutes of April 8 and 15 were approved as written.

COMMUNICATIONS & BILLS:

Request by Selectmen for representative to the Road Review Committee.

Notice of hearing by Appeals Board, May 20th.

Letter from William Randel re: zoning.

Receipt of a copy of Scarborough's Street Acceptance Ord.

Notice of intent to file by Hoffman in Arrowhead.

Notice of workshop by SMRPC at Massabeis High School, May 20th.

REPORTS OF OFFICERS & COMMITTEES:

Mr. Hamilton, as chairman of the Road Standards Committee, reported that, due to the impending shift of responsibility from the State to the Town for maintenance of State Aid roads and the lack of expertise in developing specifications for such roads as would be feasible for town roads, the Committee decided to and did call in Land Use Consultants. Messrs. Haynes and Stinson from Land Use came to a meeting of the Committee on April 22nd. when the needs of the towns were discussed. Land Use agreed to give the Committee an estimate of the cost for their services and an outline of their approach. Nothing has, as yet, been heard.

OLD BUSINESS:

Zoning: Mr. F. Goodwin brought two additional possible revisions for the zoning ordinance; one regarding requirements that certain activities and uses would be permitted only with direct access to a state aid road, and the other relating to stricter conditions with regard to location of bulk fuel depots, general construction equipment martialing areas, junk yards, used car salvage lots, etc.

It was proposed that the state aid road requirement be abolished and the lot size for junk yards, etc. be increased and that setbacks for both fuel depots, etc. and junk yards be increased.

He also recalled attention to section 13.04 specifically paragraph 2 on page 56 and the requirement for individual lot owner notification. He was directed to discuss the matter with Town Counsel.

Election of Officers: Mr. Hamilton nominated and Mr. Denby seconded, there being no other nominations, and vote was unanimous for Mr. F. Goodwin as Chmn. for 1981. Mr. Hamilton nominated and Mr. Keith seconded, there being no other nominations, and the vote was unanimous for Mr. Denby as Vice Chmn. for 1981. Mr. F. Goodwin nominated and Mr. Denby seconded, there being no other nominations, and the vote was unanimous for Mr. Keith for Secretary/Treasurer for 1981.

Dunn: Mr. Keith moved, Mr. Casey seconded and the vote was unanimous to approve Mr. Dunn's application to build as indicated on the application on lot 19, map 37.

Lannigan: The Board needs to know the actual lot size and the date the home was established on his lot before it makes its decision.

NEW BUSINESS:

Mr. Hamilton was appointed representative to the Road Review Committee.

Mr. Keith pointed out that, employed as he is, it would be difficult for him to attend to the various duties without a clerk to take and prepare the minutes, plus msome of the other typing and filing chores. Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to request the Selectmen to make available to the Planning Board someone to assist the Secretary and, if this is not possible, the Planning Board should consider hiring someone paying her/him out of Planning Board funds.

Manomet: Attention had been called to a possible violation of the Subdivision Regulations on its property fronting on West Road. Mr. Frank Goodwin reviewed the transactions there, and there had indeed been a violation by virture of the sequence in which Manomet had sold the property but it did not appear to have been done to skirt the law. Mr. Hamilton moved, Mr. Keith seconded, and the vote was unanimous to notify Manomet of the violation stating that, since it had been done inadvertently and since it did not defeat the purpose of the law, no action will be taken as long as ownership of the remaining lot #27, 19A, more or less, is not transferred within 5 years from the date of transfer of lot 27C, March 3, 1980 without coming for subdivision approval.

Septage Dumping: Mr. Hamilton reported on a meeting which he attended that dealt with locations for the dumping of septage. The DEP will color up a soils map showing locations it deems suitable and will provide a method of treatment of septage to expedite the use of the dumping area. He reports that the Planning Board will be involved in these matters in the future.

Respectfully submitted,

Frank R Goodwin
Frank Goodwin
Secretary

Approved by:

Roland E. Derby

Tom Casey

Russell R. Keith

James Hamilton
