

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Dec.9,1981

I ROLLCALL:

Frank Goodwin, Roland Denby, Jeffrey Greenhalgh, James Hamilton and Russell Keith in attendance.

II MINUTES OF PREVIOUS MEETINGS:

The minutes of the Nov.23,1981 were read and approved.

III COMMUNICATIONS AND BILLS:

1. Maine Townsman subscription bill of \$30.00.
2. Letter from Douglas Babkirk of U.M.O. dated 11/19/81.
3. Letter from Frank Goodwin to Selectmen on 1982 budget.
4. Bill from Maine Sunday Telegram for \$10.62.
5. Letter from Surety Services answering the Boards memo regarding premature sales agreements.

IV TREASURERS REPORT:

Accepted as read, current balance is \$526.89.

V OLD BUSINESS:

1. Lakewood Hill Subdivision:

Mr. Brad Smith of Surety Services Corp. and Dana Morton of Morton and Rose; presented a preliminary plan for this 8 lot subdivision on the Southwest Road of Lake Sherburne.

The Board agreed to waiver the plan scale from 60 to 100 feet to the inch. A drainage plan will not be possible until spring. Approval for lots 5 & 6 will be conditional with the status of the Southwest Camp Road is determined and if the Board can request improvements. The Board also request the following to be added to the Final Plan:

- A. Name of Roads
- B. Erosion Control Plan.
- C. Location Map.
- D. North arrow identified as true or magnetic (include declination).
- E. Deed or sales agreement.
- F. Test pit locations
- G. Show the road to lot #1.
- H. A written request for the waiver of scale and drainage plan.

Mr. Keith moved, Mr. Denby seconded to accept the preliminary plan with the 8 additions to be on the Final Plan. Mr. Smith will mail in the \$33.00 fee involved.

2. Septage Project:

Brian Chernack of S.M.R.P.C. attended the meeting to update the Board. He will supply us with consent forms and an informational package to be used in educating the property owners of selected sites. Further soils analysis will be taken if an agreement is reached.

3. Zoning Revisions:

The proposed Zoning Ordinance changes have been delivered to the Selectmen who have asked the Town Counsel to review them.

VI NEW BUSINESS:

Harold Hall made a request for a conditional use permit to place a commercial building on Lot 29, Map 4. The building is to be used for a new and used farm equipment sales. Mr. Hall provided a copy of his sales agreement, the land currently being that of Donald and Helen Giles (Ref. plan book 101, page 27, dated 9/27/79).

The sales agreement lacked any property description. Mr. Hall will provide Chairman Goodwin with a corrected agreement. A copy of Subdivision Regulations was sold to Mr. Hall, the \$2.50 fee to be forwarded to the Town Clerk.

Mr. Hamilton moved, Mr. Denby seconded, to authorize the Chairman to approve the conditional use request to erect a used and new farm equipment building providing a corrected sales agreement is received. Unanimously approved.

VIII. Adjournment: 11:38 P.M.

Approved By:

Jeffrey E. Greenhalgh
James C. Hamilton
Roland E. Denby
Frank R. Goodwin

Respectfully submitted:

Russell R. Keith
Russell R. Keith, Sec/Treas.