

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting of the Planning Board, Feb.9,1983

Meeting called to order at 7:35 pm. Roland Denby presiding.

I. Rollcall: Roland Denby, Michael Hammond, Kathleen Moody,  
James Hamilton.

II. Minutes of previous meeting:

The Minutes of Jan.12,1983 were unanimously approved.

III. Communications & Bills:

1. Southern Maine Regional Planning Comm. Census Information.
2. Pioneer National Title Ins.
3. Southern Maine Regional Planning Comm. Re: Block Grant.
4. State Planning Office Re: Manufacturing Housing.
5. Permit request for use of garage as Sales & Rental Shop.
6. Smith & Anderson Assoc. to Plumbing Inspector Van Foglio.
7. Variance to Maine Plumbing Code.
8. Saco River Bldg. Permit.
9. Code Enforcement Officer to Southern Maine Realty Trust
10. Plumbing Inspector to Southern Maine Realty Trust.
11. Add'l information Re: permit of C. D'Entremont.
12. The Land Specialist to Planning Board.
13. Town Revisions.
14. Discussion of Buff Brook.
15. Request from Linda Muollo Re: adjacent lots becoming contiguous with sub standard lot.

IV. Old Business:

1. Roland discussed with Selectmen approaching expirations for terms of Frank Griggs and James Hamilton; they will be requested to continue serving for 1 year.
2. Selectmen are soliciting bids for additional work on Ossipee Hill Road. Said work subject to approval at Annual Town Meeting.

V. Old Business:

No reports from Committees.

VI. New Business:

Re: Comm.#4. State Planning Office has forwarded their compilation of statistics on Waterboro zoning for manufactured housing. Their source of information is questionable. Their findings do not correlate with what we in fact do. Roland will correct and return.

Re: Comm.#5. Application for permit from George Coburn, on Lot 5, Map 7, Lot 77A: wishes to convert 2nd floor of garage to retail shop for sales and rental of bridal accessories. Unanimous approval by Planning Board providing adequate parking under Section 5:03 #11 is provided; subject to Selectmen's approval.

Re: Comm.#6 Atty's Smith & Anderson to Van Foglio re: possible violation of Town's Subdivision Ordinance , specifically Buff Brook. Atty. Smith suggested we retain Stephen Murray of Murray, Plumb & Murray for representation on the matter. Roland will again attempt to setup a meeting with Counsel, Selectmen, Planning Board and Code Enforcement Officer.

Re: Comm. #8 Saco River building permit was returned for review , however, additional information is necessary and permit is being returned to Van for same.

Re.Comm: #11. Clarence D'Entremont permit tabled for future meeting.

Re: Comm. #15 Linda Muollo called Roland from Silver Springs, Maryland re: land of Map 38, lot 23(formlly 3 lots) which she purchased from the heirs of Todd 12/20/77. She wants to split the lot and asked Roland if it could be done. Roland said he would follow up and get back to her. The Mullo land is in the A& R zone which requires a minimum of 80,000 sq.ft., lot 23 consists of some 50,000 sq.ft. and, therefore, cannot be divided. Roland will refer her to Section 9:05 of the Town of Waterboro's Zoning Ordinance, which clearly negates her request.

The Zoning Regulations will be revised at a future meeting.

Meeting adjourned at 9:45 p.m.

*Roland G. Derby*  
*Michael Hammond*

Respectfully submitted,

Kathleen Moody

*Kathleen Moody*