

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Planning Board

Meeting called to order at 8:00 p.m. June 8, 1983

I Rollcall: Roland Denby, Frank Griggs, Donald Holden, Robert Goodwin, Michael Hammond, Kathleen Moody in attendance. Roland Denby, Vice Chairman.

II Minutes of the previous meeting of May 26, 1983 were unanimously approved.

III Appointments:

- 8:00 p.m. Debbie Schmidt and Ted Freeman (subdivision)
- 8:00 p.m. Matthew Flaherty--application for Building Permit
- 8:30 p.m. Wayne Evans--application for Building Permit
- 9:00 p.m. Thomas Trudeau--Notice of Zoning Violation
- 9:30 p.m. Jim Perry (Southern Maine Realty Trust)

IV Communications:

1. Letter from Van Foglio to Robert & Dianne Connell
2. Letter from Robert Connell to the Planning Board
3. Notice of intent to file to SRCC--Roger & Jean Chick
4. Letter from Dept. Human Services--permit records
5. Letter from Van Foglio about lots purchased from Mr. Quinn
6. Newsletter from Maine Coast Heritage Trust

V Reports of Committees:

There were no reports at this meeting.

VI New Business:

- A. Debbie Schmidt & Ted Freeman--subdivision on Map 4, Lot 15, Zoned R. They brought a pre-preliminary sketch plan for 6 lots. Roland Denby asked Mrs. Schmidt to obtain a high-water line on the brook on this property. The Planning Board did not accept the pre-preliminary sketch plan and would like to make an on-site inspection. They also requested a contract. Frank Griggs, Roland Denby, Mike Hammond, Bob Goodwin, and Kathy Moody will make the on-site inspection on Monday, June 13, 1983 at 6:30 p.m.
- B. Matthew Flaherty: property on Map 29, Lot 1, zoned AR, grandfathered lot. Requests to remodel camp, relocate bathroom, change entry way from side to back, and add on 8 feet to rear of camp. Mike Hammond made the motion to approve the building permit. Frank Griggs seconded. Unanimously approved. This was approved under Sections 3.03 and 2.08 of the Zoning Ordinance.
- C. Wayne Evans: property on Map 30, lot 4, zoned AR. Requests to build a 2-car garage. Mike Hammond made the motion to approve the building permit. Frank Griggs seconded. Unanimously approved. This was approved under Sections 3.03 and 2.08 of the Zoning Ordinance.

- D. Thomas Trudeau--Notice of Zoning Violation. The Planning Board suggested that Mr. Trudeau see Van Foglio on Tuesday, June 14, 1983 to resolve this matter.
- E. Jim Perry (Southern Maine Realty Trust) & Dana Morton (Engineer). This meeting was about the Buff Brooks. Mr. Perry now owns lots #28, #29, #36, #37, #38. There was lengthy discussion about the road at Buff Brooks. Mr. Denby had a letter from Walter Stinson, Engineer which stated that it was his opinion that the road was not brought up to standards. The Selectmen asked the Planning Board to examine the road. Roland recommended that the town have a qualified civil engineer examine the road as the Board did not have a qualified member at that time. Mr. Walter Stinson and Roland Denby met and Roland went with Mr. Stinson. At this time Mr. Stinson dug holes, and it was his opinion that this road was not up to standards. Mr. Perry feels that the road had been brought up to standards. The road was inspected. Mr. Perry also stated that he maintains the road in the winter. This will be the third winter. Mr. Morton, an Engineer from Limerick stated that he supervised the work and approved the construction of the road and he feels that it was brought up to standards described on the sketch plan. He takes issue with the point in the 3rd paragraph of Mr. Stinson's letter which says "crushed gravel" where the plans say a 12" gravel base. Mr. Morton also stated that he is not surprised that the road is thinner now because of travel and plowing. Mr. Perry stated that the "road has been perfect until now. There has been no need to grade it." He also said that an occupant of the road called him and told him that the road was graded two weeks ago. Mr. Perry had no knowledge of who hired the grader. There is a 3-year time factor involved, wear and tear on the road.

Frank Griggs made the motion that this be tabled until a discussion is held with the Selectmen. Kathy Moody seconded. Unanimously approved.

- F. Letter from Van Foglio to Robert & Dianne Connell. The Board acknowledges receipt of it.
- G. Letter from Robert Connell to the Planning Board. The Board acknowledges receipt of it.
- H. Notice of intent to file to SRCC--Roger & Jean Chick. The Board acknowledges receipt of it.
- I. Letter from Dept. Human Services--permit records. The Board acknowledges receipt of it.
- J. Letter from Van Foglio about lots purchased from Mr. Quinn. The Board acknowledges receipt of it.
- K. Newsletter from Maine Coast Heritage Trust. The Board acknowledges receipt of it.

VII Adjournment.

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

Michael L. Hammond
 Michael L. Hammond
 Assistant Secretary-Treasurer

Roland E. Denby
Frank P. Griggs
Kathy Moody

