

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting of the Waterboro Planning Board.

Meeting called to order at 7:30 P.M., July 13, 1983.

- I. Rollcall: Roland Denby, Michael Hammond, Donald Holden, Frank Griggs, Kathleen Moody, Russell Keith.
- II. Minutes of previous meeting 6/23/83 will be reviewed next regular meeting.
- III. Communications & Bills:
  1. Memorandum from S.M.R.P.C.
  2. Mr. Cote, building plan.
  3. Patricia Zehner, building permit.
  4. SAD #57 permit application for Rte. 5 & West Rd.
  5. Note from Bob Fay
  6. Letter from S.R.C.C. on Lot 1758 in Lake Arrowhead.
  7. Notice from the Board of Appeals decision on Dana Woodsome lot.
  8. Notice from the Board of Appeals decision on Clarence D'Entremont.
  9. Receipt of guidelines for local Planning Boards.
- IV. Old Business:
  1. Septage Project, nothing to report.
  2. Road Standards, nothing to report.
  3. Zoning Revisions, nothing to report.

The Board conducted an on-site inspection of the area proposed to be subdivided under the name of "Pigeon Brook" on June 27, 1983.

Those present at the inspection, Roland Denby, Frank Griggs, Michael Hammond, Donald Holden and Kathleen Moody discussed their findings. It was decided and relayed to Mr. Dolbec (who was present at the meeting), that the Preliminary Plan must show:

1. Location of driveways. (Lots 2&3 will have deeded right-of-way to strip of land owned by Lot 7.)
2. Site contours- 10'.
3. Greenbelt- 25'
4. Reminder-within seven days of submitting Preliminary Plan, all abutters and all residents within 200' of proposed subdivision must be notified.
5. Location of test pits on each lot.
6. Contact Earl Morrison, York County Conservation Dist.
7. Subsequent legal subdivision of Lot #7 shall require that present strip of land 50X550 + -, must be developed into a roadway acceptable by Town.

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Report on special meeting of the Planning Board, Selectmen, Mr.Perry & his Counsel Atty. McElhinney; meeting went smoothly, Mr.Perry has indicated that he will regrade road and rectify short comings noted by the Town Engineer.

(Note correction to minutes of 6/8/83, Mr.Perry has sold 28,29,36,37,38.)

Roland brought up the jurisdiction and subsequent legal liability to Planning Board.

Town Ordinances have no specific reference to Planning Board members. Therefore, it appears that we have no designated authority and no specific municipal support.

New Business:

Communication #2: Map 32, Lot 58. Mr. Cote and his daughter came in to see if their proposed purchase of above noted would be of a buildable lot. Lot is located in Ham's Cove in the A & R district, which presently requires 80,000 sq.ft. The lot is 48,000 sq.ft. and grandfathered. Proposed building site is 13' short of the 100' setback, Roland Denby motioned and Kathleen Moody seconded, that we approve as presented, unanimously passed.

Communication #3: Map 36, Lot 3. Building application of Patricia Zehner, Ossipee Lkae, cottage needs repair, Mr.Zehner wants to (1) raze and rebuild if acceptable, otherwise they will (2) repair existing structure by raising and inserting a frost wall with 4' foundation. The Board approved option #2, to raise existing struuce and put in 4' frost wall.

Meeting adjourned at 10:15

Respectfully submitted,

Kathleen Moody,  
Secretary



Approved by:

Russell R. Keith  
Frank Guigo  
Ronald Holder  
Michael Hammond  
Roland E. Denby