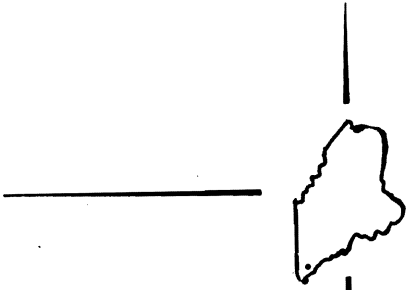


TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. October 27, 1983

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Don Holden, Kathy Moody in attendance. Russell Keith, Chairman.
- II The minutes of the previous meeting are to be corrected with an addition to #8 to record the condition control as offered by Stu Gannett, and resubmitted for the next meeting.
- III Appointments:
  1. 8:00 p.m. R. Errol Bean
  2. 8:30 p.m. Paul Ricard
  3. 9:00 p.m. York Cumberland Housing Commission
- IV Communications
  1. Letter from City of Auburn (Independent Tallow)
  2. Letter from Selectmen concerning Hunnewell Camping
  3. Letter from SMRPC (Road Standards)
  4. Letter from State Planning Office
  5. Letter from Beryl Breitstein (Lake Arrowhead)
  6. Folder from Federal Emergency Management Agency
  7. Bill--Maine Municipal Assn.
  8. SRCC--Intent to file Howard Anderson
  9. Letter from Selectmen regarding money needed for 1984
- V Reports of Committees

No reports at this meeting.
- VI New Business
  1. R. Errol Bean--Request to build a 6' x 35' extension off his porch. Mr. Bean had a copy of land map made and presented his deed to his father's lot on Map 19, Lot 21 which excluded a fifteen (15) foot strip on the southerly boundary adjacent to Lot 20, and the Board suggested that he seek an attorney to clear up this matter.
  2. Paul Ricard--Request for a temporary first floor arcade. This property is located on Map 19, Lot 24, Zoned V. Grandfathered lot. Mike Hammond stated for the record that he would abstain from any comment or voting on this matter. Mr. Ricard stated that he planned to tear down this building in the future and utilize this as parking space. Mr. Ricard stated that he planned to install two (2) pool tables, twelve (12) stand-up video games, and four to seven (4 to 7) sit-down video games. There would be no food tables, and he would post "No Loitering" signs. There would also be adult supervision. The Board agreed that there was adequate parking. The Board voted to approve the permit with the following provisions: (1) that the hours would be limited to 2:00 p.m. to 8:00 p.m. while school is in session and from 10:00 a.m. to 8:00 p.m. when school is not in session. (2) Adult supervision be available at all times, and (3) that parking is designated for five (5) vehicles providing

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that the Selectmen are in agreement as to whether this matter is similar to allowed uses in Section 2.07 in the Village District. Russell Keith made the motion and Roland Denby seconded. 4 approved and 1 abstained. The Board wants a memo sent to the Selectmen regarding this matter.

Kathy Moody left the meeting ill at this point, and Don Holden was authorized to vote in her place.

3. York Cumberland Housing Commission--Regarding elderly housing in Waterboro. Mr. Philip Huot presented proposed plans for a 16 unit proposal. The property is currently owned by Linwood Rollins and is located on Map 19, Lot 58, Zoned V. Grandfathered lot. This lot is approximately four (4) acres. HUD has set aside funds for this project, and funds will be reserved for a period of eighteen (18) months. Mr. Huot also stated that it is easy to extend fund reservations. A lengthy discussion was held concerning this matter, and Mr. Denby said that the "big crux" was the density requirement which is 40,000 square feet. The Board will talk to the Selectmen and suggest that they discuss this matter with the Town Lawyer. The Board is going to ask that the Selectmen attend their next meeting to discuss this project: the question of zoning density versus the sixteen (16) proposed units.

4. Letter from the City of Auburn regarding Twin Town Rendering. Mike Hammond will contact to see whether Twin Town Rendering is a transfer station or a rendering station.

5. Letter regarding Hunnewell Camping. The Secretary will look for this information.

6. Letter from SMRPC regarding the Road Standards. Roland Denby and Mike Hammond will incorporate their suggestions into the Road Standards and come back to the Board with them.

7. No action was taken by the Board regarding the letter from Beryl Breitstein (Lake Arrowhead).

8. Bill from Maine Municipal Assn. The Treasurer will pay this bill.

9. Receipt of the folder from FEMA was acknowledged by the Board.

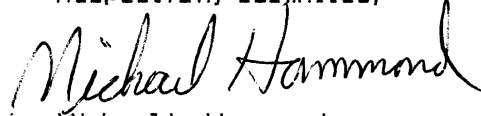
10. No action was taken by the Board on the Intent to File from SRCC by Howard Anderson.

11. The Board discussed the financial recommendations for next year, and the Board is requesting a total of \$2,500.00. A breakdown is \$400.00 for the Planning Board clerk, \$1,260.00 for member meeting fees, \$30.00 for Maine Townsman, and \$810.00 for miscellaneous consultation, recording fees, and postage.

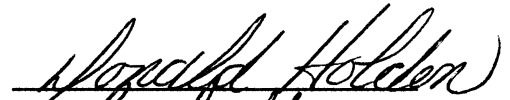
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VII Adjournment

The meeting adjourned at 11:10 p.m.


Respectfully submitted,



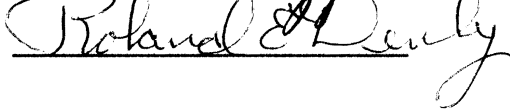
Michael L. Hammond  
Secretary/Treasurer



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