

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 7:55 p.m. February 8, 1984

I Rollcall: Frank Griggs, Mike Hammond, Kathy Moody in attendance. Russell Keith, Chairman.

II Appointments:

1. 8:00 p.m. Raymond Dolbec—possible illegal subdivision
2. 8:30 p.m. Dwayne Phillips—permit to build a garage
3. Stephen Noel—Conditional Use Permit—saw sharpening business

III Communications:

1. Council Meeting Minutes of January 17, 1984.
2. Letter from Planning Board to Alan Plante.
3. Letter from Code Enforcement Officer to Clint's Marine.
4. Letter of resignation from Bob Goodwin to Planning Board.
5. Notice of Intent to File SRCC—Shea.
6. Letter from FEMA regarding Flood Insurance.
7. Letter regarding Manufactured Housing.

IV Reports of Committees.

There were no reports at this meeting.

V New Business:

1. Raymond Dolbec: Dick Menthon, engineer and surveyor accompanied Mr. Dolbec to this meeting. A lengthy discussion was held with Mr. Dolbec regarding a possible illegal subdivision. Russ Keith stated that the plan brought in originally was voided because of transfer and there has been a few transfers on these lots. Mr. Dolbec stated that he submitted a plan at that meeting as a sketch plan. He said that he had bought a sixty (60) acre lot, sold one (1) lot and sold his wife forty-one (41) acres and his wife is now proposing this subdivision. The original deed is in Mr. Dolbec's name. Russ Keith asked if it was sixty (60) acres total. Mr. Keith asked if he sold fifteen (15) acres to a gentlemen in New York before he sold it to his wife. The conveyance from Johnson to Dolbec constitutes a lot. Russ Keith asked Mr. Dolbec why he transferred the front lots to his wife. He said that there must have been some advantage. Mr. Dolbec asked if the forty-one (41) acres that he sold to his wife constituted a lot. Mr. Keith said that it did. Mr. Menthon said that selling forty (40) acres did not constitute a lot. Mr. Menthon asked if Mr. Dolbec had to add Lots 5 & 7. Mr. Keith said that they should be in there as he has increased the size. Mr. Keith said that he thought that Mr. Dolbec had an illegal subdivision right now. Mr. Dolbec asked if it would be easier to add in the twenty-seven (27) acre lot. (Lot #7.) Kathy Moody said that he should bring in the package with these lots indicated sold. She also asked if he was coming in with a six (6) lot subdivision. Mike Hammond asked why Mr. Dolbec didn't come in with the whole thing. Russ Keith asked if Mr. Dolbec had begun any other projects with regard to a gravel pit with regard to this plan. Mr. Dolbec said that there was a gravel pit there. Russ Keith said that this process should be started over. The Planning Board has checked the road distances. Mr. Dolbec stated that he would