

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:00 p.m. November 28, 1984

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathleen Moody Chairman. Roland Denby conducted the meeting until Kathy Moody arrived at the meeting.

II The minutes of the November 14, 1984 meeting were approved with the following corrections:

1. Mike Hammond gave a treasurer's report. Balance of \$425.80.
2. The Board discussed changing their next regular meeting from November 22, 1984 to November 28, 1984 because of the holiday.

III Appointments:

1. 7:45 p.m. Steve Brunette
2. Bill Chipman—YCHDC
3. Paul Gendron

IV Communications

1. Letter from David Tirck regarding the Lake Arrowhead clubhouse. He would like to be advised of any hearings by any of the Town Boards. The Board acknowledges receipt of this.

2. Letter from Dionne & Brunette with a copy of the letter sent to abutters regarding the Chestnut Hill subdivision. There was also a list of the abutters. The Board acknowledges receipt of this.

3. Survey map of Maurice Lamontagne's property. This was given to Roland Denby by Van Foglio. The Board has done an on-site on this property. The dimensions that the Board had given him would force Mr. Lamontagne to build a diamond shaped house, he is requesting that the dimensions be changed. Frank Griggs made the motion that Mr. Lamontagne come in and show the Board how he plans to place the house on his lot. Charlot Lake seconded. Unanimously approved.

4. The Board discussed the letters the members had received from the Selectmen regarding the tour of Southern Maine Finishing Corporation to be held on November 29, 1984. Roland Denby, Frank Griggs, and Kathy Moody will attend.

5. The Board looked at an Application To Be Placed on the Planning Board Agenda form and, and a Notification of Placement on Planning Board Agenda. The Board discussed these. These forms would give the Board advance notice of appointments and what the Board will be looking at. Frank Griggs made the motion that the Board adopt both forms. Mike Hammond seconded. Unanimously approved.

V New Business

1. Steve Brunette—C & S Development Corp. Chestnut Hill subdivision. Mr. Brunette brought a copy of the certified mail receipts for the Board's records, and had ten (10) copies of the final plan. The Board is concerned with the fact that Mr.

Brunette has 243,000 square feet of land, and he needs 240,000 square feet. A total of 18,000 square feet comes from the road that abuts this property. The Board wants to make sure that this 18,000 square feet can be included in these lots. Mr. Brunette had a letter from Ronald Bourque stating that he has talked with Walter Gray who has informed him that Old Route 202 was never a State owned highway. He also mentions in his letter that in 1982 the Town of Waterboro approved to discontinue this portion of Old Route 202. Mr. Brunette mentioned State Statute Title 23, Chapter 2051, and another Title 33, Chapter 7. The Board will look these up downstairs when they have access to them. The Board held a lengthy discussion regarding this. The Board also figured out the lot sizes to see if they met the Subdivision & Zoning Regulations. The Board also discussed where the setbacks should start, from the center of the road or from the edge of the road. The Board asked Mr. Brunette if the deed he received included the land to the center of the road. Mr. Brunette said that it did not. The Board questioned whether Mr. Brunette owned this land or not. Charlot Lake made the motion that the Board table this until the Board can examine Title 23, Chapter 2051 and Title 33, Chapter 7. Frank Griggs seconded. Unanimously approved. The Board told Mr. Brunette that they would be in touch with him within sixty (60) days.

2. Paul Gendron: Property located on Map 41, Lot 27. Mr. Gendron was before the Board on September 12, 1984. The Board decided to hold an on-site inspection on this property on Monday, December 3, 1984 at 2:00 p.m. The Board members will meet at the Town Hall at 1:50 p.m.

3. Bill Chipman—YCHDC: Mr. Chipman gave the Board a copy of the legal description of the land and an opinion from their attorney. Mr. Chipman was before the Board because HUD did not disapprove the plans, but wanted some changes made to them. They have now tied two (2) buildings together which will eliminate two (2) of the boiler rooms. They will also be adding another washer and dryer. Mr. Chipman told the board that HUD's cost containment policy is becoming extremely strong. The Board asked if the exterior appearance would be changed. The porches will be eliminated. The Board was concerned with there being only one (1) way of ingress and egress. The Board would like to see two (2). Mike Hammond read Section 17.4 B from the National Building Code. Mr. Chipman also told the Board that the paving and the number of walkways have been reduced. YCHDC will propose more plantings around the buildings. Mike Hammond made the motion that the Board require each dwelling unit to have a second means of egress. Charlot Lake seconded. Unanimously approved. The Board asked if the second egress would be maintained in the winter. Mr. Chipman said that YCHDC would ask for the money and that the government is usually good about it. Mr. Chipman also told the Board that YCHDC's first effort would be to try to get a tenant to be a caretaker. Kathy Moody asked the Board if they were satisfied with the plan as presented. Mike Hammond said that he was with the condition that there would be an additional exit for each dwelling unit. Mike Hammond made the motion that the Board accept this new site plan dated November 28, 1984 as presented with the condition voted upon earlier at this time. Frank Griggs seconded. Unanimously approved.

4. The Board discussed a letter Kathy Moody had received from Bob Fay regarding people on the Middle Road storing old oil or gas. The Board will send them a copy of the Hazardous Waste Ordinance and an application.

5. The Clerk showed the Board the letter she had received from Bob Fay pertaining to submitting her bill to the Board for approval before the Town will pay it. The Board said that this was the way that it should be. Mike Hammond abstained from the discussion. The Board decided that the Clerk will submit her bill to the Chairman

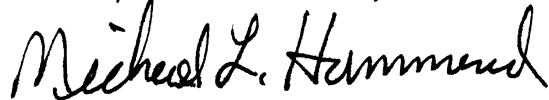
for approval for payment.

6. The Board discussed their Budget for 1985. They discussed their having 20 meetings a year and some supplies that they would like to purchase. The Board also discussed giving the Clerk a raise. Mike Hammond abstained from discussion and voting. Charlot Lake made the motion that the Clerk, Lesley Hammond's salary be raised \$2.00 an hour bringing it to \$6.00 an hour effective November 29, 1984. Roland Denby seconded. Four (4) approved, one (1) abstained.

VI Adjournment.

The meeting adjourned at 10:15 p.m.

Respectfull submitted,



Michael L. Hammond
Secretary/Treasurer

