

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

February 11, 1987

Meeting called to order at 7:35 p.m.

I Rollcall: John Roberts, Alt., Dwayne Woodsome, Larry Jacobsen, Mike Hammond, Roland Denby, and Doug Foglio, Chairman.

II Minutes of the January 14, 1987 meeting were accepted as read.

III Treasurer's Report: Larry Jacobsen reported a balance in the checking account of \$539.65. Treasurer's report accepted as given.

IV Appointments:

8:00 p.m. Wayne Despar  
8:30 p.m. Steve Kasprzak  
9:00 p.m. Robert Gillespie Did not show  
9:15 p.m. Timothy Bragdon  
9:30 p.m. Donald Smith Did not show

V Communications:

1. Maine Association of Planners re: workshop on Growth Management Issues Feb. 3, 1987 at 1:00 p.m. at the Maine Municipal Association Conference Room, Community Drive, Augusta.
2. Letter from James F. Oliver re: replacement of cottage. Put on file until soil tests are done.
3. Letter from Karen Lovell re: Jan. 6, 1987 Zoning Board of Appeals hearing of Earl Pennell.
4. Letter from Karen Lovell re: Right-of-way frontage requirements.
5. Copy of letter from C.E.O. sent to Charles Thornton.
6. Saco River Corridor Commission Notice of Intent to file re: Ronald and Anna Warren, to attach garage to existing cottage.
7. Saco River Corridor Commission Notice of Intent to file re: Thomas Dupuis for excavation for driveway.
8. Maine Association of Planners Bulletin
9. Copy of letter sent to Karen Lovell from Elmer Runyon re: Proach matter.
10. Copy of letter from Karen Lovell in response to Elmer Runyon's letter.
11. Letter from Selectmen's Office on Town report. Roland Denby will prepare a report for the Town report.

VI Old Business:

Venduro Foglio, C.E.O., came before the Board to update the Board on the Joseph Proach matter.

VII New Business:

Doug Foglio discussed with the Board of the meeting he had with the Selectmen on hiring a Town Planner. There is an Article for this years Town meeting to hire a Town Planner. Mr. Foglio also suggested a meeting with Ken Cole to Section 2:08 interpreted by another attorney, to be paid by Planning Board.

Wayne Despar: Map 9 Lot 20 Zoned AR

Mr. Despar presented before the Board a sketch plan of a subdivision between the West Road and the New Road consisting of 77 acres. The Board is concerned of the traffic which will be created by the subdivision. The New Road does not have the capacity to handle the traffic. There is no opportunity to plow it in the winter and no place to pass in the summer. There was a general concensus of the Board to meet with Town Council and set up a policy on roads. Mr. Despar will need a on site inspection, to be done when snow is gone. Will need to show house locations on lots. Mr. Despar will keep in touch on progress of road policy. The subdivision is owned by Howard Hall and named under Wildwood Company.

Kasprzak Landbank, Inc.: Map 13 Lot 75-A Zoned AR

Steve Kasprzak came before the Board with a sketch plan for additional lots at Ossipee Woods II subdivision on the Chadbourne Ridge Road. Proposed subdivision is for 49 lots. Lots 1 to 6 were approved about 15 months ago. The acreage of this subdivision is 199 acres. The sketch showed an open space area. The open space area would be deeded to the owners each a 1/49th interest. Mr. Kasprzak stated it would be up to the Town if this open space would be open for public use to get to the water. There would be a restriction on Lots 18 and 19 for any future subdividing by owner of these lots. Mr. Kasprzak asked the Board if they would accept a high intensity soil map instead of 2 soil tests per lot, and if he could go with 5 Ft. contors. The Board told Mr. Kasprzak he could go with the 5 ft. contors if nothing is found on the high intensity soil tests. An onsite inspection will be needed.

Timothy Bragdon: Map 47 Lots 38 & 39

Mr. Bragdon came before the Board to request building permits for 2 houses on a substandard lot, one house on lot 38 and one on lot 39. Lots are undersized but buildings meet set back requirements. Lot 38 is owned by Mr. Bragdon and lot 39 is owned by Lyle Bedell. Plans of houses to be built were presented. Dwayne made a motion for lots 38 and 39 to pass under Section 2:08, 3:03, and 7:01 and once cellars are dug have house plotted by a Registered Surveyor and be inspected by Building Inspector at the time the footings are installed. Mike Hammond seconded, unanimously approved.

VII Adjournment: The motion to adjorn was made at 10:45 p.m.  
Respectfully submitted,

Lawrence Jacobsen,  
Secretary/Treasurer.

Orland E. Kenby  
Michael Hammond  
Dwayne Woodlave

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