

Planning Board Meeting Reconvened January 18, 1988 at 7:00 P.M.

Present were Roland Denby, Anna Jackson, Larry Jacobsen, Mike Hammond, Dwayne Woodsome and Doug Foglio.

OLD BUSINESS:

Sumner Campbell: The zoning ordinance state that a PUD can be approved by the Planning Board in the F&A zone but must also be approved by the Selectmen. At what point should selectmen's approval be requested. The Selectmen also have the power to request conditional use.

Ossipee Woods II Review of On site Inspection to be brought up at next meeting.

McKelvey to be brought up at next meeting.

Drown Agency to be brought up at next meeting.

Maine Association of Planners - Andrew attended the meeting.

Information of Leighton - Les Leighton is in violation of subdivision law. Board to consider shoestring lots on Route 5.

Meeting with the Finance Committee is scheduled for Thursday, January 21, 1988 all planning board members are invited to attend with Mr. Foglio. The Finance Comm. would like the Planning Board to break out its own legal fund. Mr. Foglio discussed a letter from Ken Cole concerning State Law and the right to take action on violation without going to Selectmen.

NEW BUSINESS

Planning Board Permit Fee to be brought up at next meeting.

Blackburn Campground - in violation. Planning Board has appropriately conditioned to protect neighbors. Board has previously notified Selectmen of violation. A four seasons campground should be accessible to people on a non-permanent basis. Board to compile a list of violators and forward to Selectmen.

Comprehensive Plan (consultants)

Mr. Foglio has been in touch with Mr. Seavey and was initially turned down due to their feeling that since they represent a number of potential developers there might be a conflict of interest. Board would seek other consultants in cases concerning conflict on interest. Selectmen would be informed before taking any action.

Sherlon Westleigh

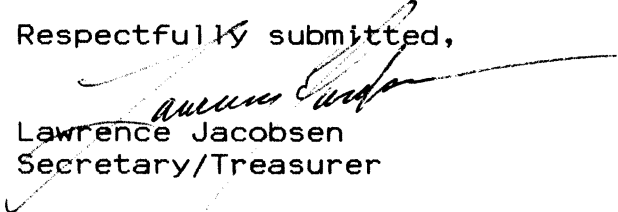
Code Enforcement Officer requests clarification concerning the request by Mr. Westleigh to jack up house located directly in front of Mr. Robert Jones Property on Rt. 202, S. Waterboro, to put a foundation under it. Does Mr. Westleigh need conditional use from the Board or can the CEO issue a permit? Board to study and will be brought up at next meeting.

Discussion on Zoning and Revisions that should be made. Possibly to have handling of Minor and Major Subdivision clarified. Currently zoning handles subdivision (not as specific as it should be). How changes could be presented. Mr. S. Kasprzak suggested making small changes at Special Town meeting instead of trying to have such large changes all at Annual Town Meeting.

Discussion on Moratorium Meeting to be chaired by the Planning Board. Approximately 51 units have been discouraged by the Planning Board this past year (1987). More lots are created by circumventing then by subdivision. The town cannot justify by current numbers that subdivisions are the problem. The lots in Arrowhead that the townspeople voted to sell created a problem for the town. Doug read a letter of concerns to the Board concerning subdivision on the State level. Certain areas should be covered by the State to aid towns in additional coverage for subdivision. If the Towns did not have Zoning to cover the State would then back up the local Zoning Ordinances. Currently there are 129 lots before the Board to be subdivided.

Mike Hammond moved to adjourn at 9:15 P.M. Anna Jackson seconded the motion. Vote unanimous in favor.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer





