

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 23, 1989

MEETING CALLED TO ORDER BY DOUGLAS FOGGIO, SR, CHAIRMAN.

I ROLLCALL: Present were Roland Denby, Anna Jackson, Lawrence Jacobsen, Michael Hammond, Dwayne Woodsome and Chairman, Douglas Foglio, Sr.

II MINUTES OF PREVIOUS MEETINGS:

Anna Jackson moved to approve Feb. 2, 1989 minutes. Roland Denby seconded the motion. All in favor.
Roland Denby moved to approve Feb. 8, 1989 minutes. Douglas Foglio seconded the motion. All in favor.
Feb. 23, 1989 minutes - members not here
Anna Jackson moved to approve March 8, 1989 minutes. Roland Denby seconded the motion. All in favor.

Motion to reimburse all who go to the Workshops at Massabesic High School by Roland Denby seconded by Lawrence Jacobsen. All in favor.

Site Plan Review - Sharon needs direction as to how to handle these? Setting up a policy as to a time limit after the site review as to when they can come before the Board.

III COMMUNICATIONS AND BILLS:

1. Letter from Smith & Elliott Re: Drown Realty Project
2. Intent to File Saco River Corridor Commission
3. Letter from Kay Rand Re: Comprehensive Planning
4. Letter from YCS Re: Ossipee Woods Subdivision
5. Letter from SAD #57 Re: Permits needed
6. Notice of Decision ZBA Re: Ronald Waite
7. Letter from MMA Re: Videotape
8. Letter from Selectmen's Office Re: Town Planner's Position
9. Info from University of Southern Maine
10. MAP information
11. Info from Cultural Resources Management
12. Info from National Trust for Historic Preservation
13. Info to Town Planner from HUD

IV REPORT OF OFFICERS AND COMMITTEES:

V APPOINTMENTS:

8:00 P.M. DONALD LINSKEY
8:30 P.M. E. ROBERGE
9:00 P.M. RESCHEDULED

DONALD LINSKEY MAP 41 LOT 7 ZONE AR

Mr. Linskey wants to screen an area on the deck - a temporary screening for summer use. A nonpermanent canvas top on the screening. All screening and top will be removed in the fall. Also the beam extensions on deck will be removed. CEO should inspect to see that this is done. Motion made that he be allowed to have the screening and canvas topping 6 months during summer by Lawrence Jacobsen seconded by Roland Denby. All were in favor.

E. ROBERGE MAP 46 LOT 2217 ZONE R

Mr. Roberge wants a Conditional Use of lot 2217. Motion by Roland Denby that he have 40 ft. setback on front and 30 ft. on back. Second by Lawrence Jacobsen. All in favor.

VI OLD BUSINESS:

1. Orchard Hill Farms
2. Alder Acres
3. James Toothaker

ALDER ACRES

Final Plans accepted and signed *Note: They will be in tomorrow to pay Sharon.

MR. TOOTHAKER MAP 38 LOT 31 ZONE AR

Board believes that 75 ft. setback must be met. Where should Mr. Toothaker go to get approval? Road is on his property. Minutes of 1/11/89 and 12/22/88 referred to. Permit was applied for in April of 1988. December 22, 1988 was the first available appointment. Questions regarding the road? Will this cut down on the footage contained within the lot?

Deeds are in trust, one lot is owned by James Toothaker.

If Mr. Toothaker took off 8 ft. from the top of the hill this would probably be less than 1,000 cubic yards of gravel per lot. Attorney's advice regarding liability of subdivision relocation of lot lines within an approved subdivision. Right of way if this is considered right of adverse possession? Would this cut the size of the lots? The Board to check with K Lovell. Mr. Toothaker to check with his attorney on the right of way figuring in as square footage, extraction of gravel and 75 ft. setback be kept including decks. A letter to Mr. Carl of intentions to be sent by certified mail. Sharon to set up an appointment with Karen Lovell, Town Attorney.

Dwayne Woodsome moved to accept Feb. 23, 1989 minutes. Michael Hammond seconded the motion. All were in favor.

Roland Denby moved to accept Orchard Hill Farms as submitted 3/23/89. Michael Hammond seconded the motion. All were in favor.

Note: A letter should be placed in the file stating the Board's intention for this subdivision for single family dwelling only. If Board changes in the future. New Board would know the intent of subdivision being approved.

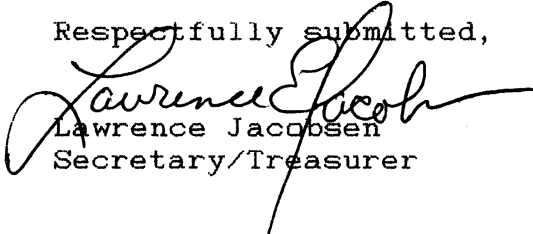
Site Plan Review: Chairman ruled that the Planning Board make an attempt to handle Site Plan Review Applicants within 60 days of receipt of a complete application.

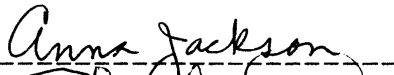
Owen & Owen have a request before the Board for Gas Station on the corner where the building was torn down. Mr. Owen stated that his attorney and the town's attorney were in agreement that this lot was a separate lot and therefore was submitting application to place pumps and a small booth area on this lot. If this is so why has the Planning Board not been notified by the Town attorney? This to be checked out with the Town attorney at the meeting to be scheduled.


Ann Isaac: She has been in touch with Anna Jackson and asked about the letter sent her regarding possible illegal subdivision of property. Board suggests she seek legal opinion.

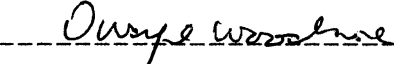
Meeting adjourned at 12:04 A.M.

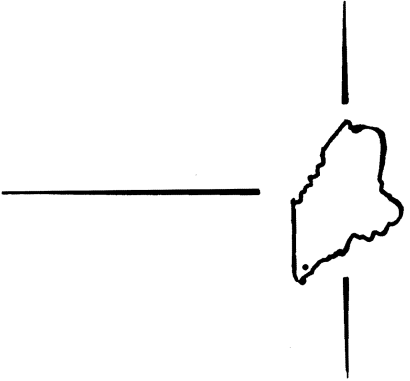
Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer









TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

April 5, 1989

SPECIAL NOTICE

TOWN OF WATERBORO, MAINE

THE WATERBORO PLANNING BOARD WILL HOLD THEIR REGULAR MEETING ON THURSDAY, APRIL 13, 1989 AT 7:30 P.M. IN THE PLANNING OFFICE INSTEAD OF WEDNESDAY, APRIL 12, 1989.

DOUGLAS FOGLIO, SR.

CHAIRMAN, WATERBORO PLANNING BOARD