TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

WATERBORO PLANNING BOARD
PUBLIC HEARING O'CLAIR 2 LOT SUBDIVISION
NOVEMBER 18, 1992

Present from the Planning Board were Judi Carll, Cindy Allen, Roland Denby, Dwayne Woodsome and Chairman John Roberts.

Present for the hearing were approximately 5 residents.

Meeting was called to order by Chairman at 7:08 pm

John Roberts explained that the O'Clairs were proposing a 2 lot subdivision on the Pierce Road. These lots are a portion of an illegally created subdivision. The O'Clairs are looking to solve the issue so they might sell the lots if they choose.

The Board had previously asked the Town's Legal Counsel for an opinion regarding the substandard size of the lot. Two problems need to be solved before the Board can act on this proposal,

- 1. Lot size of 80,000 sq. ft. cannot be met,
- 2. Setbacks for the trailers was not met when placed on the lots,

The solution might be to contact abutters to see if they could purchase a small portion of property to bring the lot up to Town specifications or request a variance from the Waterboro Zoning Ordinance requirements. Mr. O'Clair has a hearing set for December 1, 1992 with the Zoning Board of Appeals. Setbacks are not an issue that the Planning Board has to consider however, would need to be solved prior to the sale of the lots. The owners could request a variance or request a Consent Agreement with the Selectmen.

Charles Thornton requested a copy of the attorney's letter. He also requested that he continue to receive notification by mail of any activity within the Starret Pierce Illegal Subdivision.

Meeting adjourned at 7:17 pm.

Respectfully submitted,

Dwayne Woodsome Secretary/Treasurer