WATERBORO, MAINE

MINUTES

Regular Meeting, Jan.13,1982

Called to order at 7:30 PM.

I. Rollcall:

Frank Goodwin, Roland Denby, Jeff Greenhalgh, James Hamilton, and Russell Keith in attendance.

- II. Minutes of Previous Meetings :
 The minutes of the Dec.9,1981 meeting were read and approved.
- III. Communications and Bills:
 - 1. Copy of Chairman Goodwin's 1981 Annual Board Report.
 - 2. Letter from S.M.R.P.C., concerning contiguous lots.
 - 3. Expiration notice of Robert Goodwin's subscription to the Maine Townsman.
 - 4. Saco River Tel. & Tel. Co. plan request to install a tower on Ossipee Hill.
 - 5. D.E.P. letter concerning findings on Les Leighton apartment expansion.
 - 6. Reciept of a \$33.00 check from Brad Smith for the Lakewood Hill Subdivision.
 - 7. Notice of violation of Nettie Pecue of a mobilehome on West Rd.
 - 8. Letter from Morton & Rose detailing waivers previously discussed on Lakewood Hill Subdivision.

IV. Treasurer's Report:

Accepted as read, current balance \$531.71

V. Old Business:

1. Lakewood Hill Subdivision:

Duane Rose submitted the Final Plan. Chairman Goodwin informed Mr.Rose that Roger Elliott, Town Atty., stated the existing private road(Southwest Camp Rd) should be upgraded to subdivision standard (24 ft.pavement) before approval. Regular Meeting, Minutes, Planning Board 1/13/82

Mr.Rose will discuss the road improvements with Brad Smith of Surety Services Corp.The zoning boundary which passes through the subdivision will be indicated on the Final Plan. A note will also be added stating that the area adjacent to lot #1 is not included in this subdivision since it is within Shapleigh Town limits. Mr. Rose will discuss the land extending into Shapleigh with their Planning Board. The 24 ft. wide pavement required by the Subdivision Ordinance was waived by a vote of the Board to 18 ft. per the minimum Town standard. Also Mr. Greenhalgh moved, Mr.Keith seconded, that the 600 ft max. length of road to a turn-around be waived and a 50'X200' turning area be added to the end of the existing road. The vote was 4 in favor 1 abstentism. The road improvements are from lots 8 thru lot 1.

2. Septage Project:

Nothing further has been received from S.M.R.P.C.

3. Zoning Revisions:

At Town Counsels.

4. Road Standards:

Land Use Consultants, Inc. is continuing and will submit a rough draft shortly.

VI. New Business:

1. Les Leighton, building application to add 2 apartments to the building on Pearl St. was approved.

2. Saco River Tel & Tel. Tower Proposal:

The Board found no problems with the proposed antenna on Ossipee Hill and will inform Saco River, Toury to beno, closer to ppty line Than its Height + soft. Should submit a plan showing proposed location of tower.

Meeting ajourned at 11:25 pm.

Approved by:

Respectfully submitted,

Russell R. Keith, Sec/Treas.

WATERBORO, MAINE

MINUTES

Special Meeting of the Planning Board

Jan.18,1982

Meeting called to order at 7:45 pm.

I. Rollcall: Roland Denby, Russell Keith, James Hamilton and Frank Goodwin in attendance.

II. Subject: Road Standards

Mr. Dave Kamila and Stan Goodnow of Land Use Consultants, Inc., presented a Preliminary Road Standard for review.

A discussion resulted in the following additions:

- 1. Sight distances are to be defined.
- 2. On page 3, "local road to be surfaced asphalt penetration or bituminous at Planning Board's descression. On a footnote add 1 "and 1" pavement thickness.
- 3. Land Use Consultants, Inc. are to establish costs for each type of road.
- 4. Recheck minimum centerline radius, 40 ft. is 75 ft. in the Subdivision Standard, also add a footnote that a "T" road end may be required.

Meeting adjourned at 9:15 pm.

Approved by:

Respectfully submitted, Keith, Sec/Treas.

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, Feb.10,1982

Meeting called to order at 7:35 pm, Chairman Frank Goodwin presiding.

- I. Rollcall: Jeffery Greenhalgh, Roland Denby, James Hamilton, Russell Keith, Frank Goodwin.
- II. Minutes of Previous Meetings:

The minutes of 1/18/82 were approved as written, Minutes of 1/13/82 were approved after corrections.

III. Communications & Bills:

- 1. Letter from Morton & Rose Association.
- 2. Wastewater seminar notice.
- 3. Notice from Selectmen
- 4. Copy of Planning Board 1981 Financial Report.
- 5. Letter from Surety Service to the Board.
- 6. Application of Thomas A. Sotir to Saco River Corridor Comm.
- 7. D.E.P. notice on Municipal Sewerage.
- 8. Letter from Land Use Consultants, Inc. on Roads.
- 9. Sanford Savings statement of 1981 interest.
- IV. Reports of Committees & Officers:
 - 1. Roland Denby reported on the recent Selectmen's meetings. It was noted that the new compactor site appears dangerous and traffic flow is a problem. A letter will be sent to the Selectmen with improvement recommendations.
 - 2. Mr. Hamilton updated the Septage Project and requested additional forms from the D.E.P.

V. Treasurer's Report:

Delayed until next regular meeting, the monthly statement from Sanford Savings has not been received.

- VI. Old Business:
 - 2. Road Stafndard: The Board is to review Land Use Consultant, Inc. preliminary standard before the next meeting.
 - 2. Septage Project: No new information has been received from S.M.R.P.C.
 - 3. Lakewood Hill Subdivision: Mr. Brad Smith has requested copies of the 11/11/81 and 1/13/82 Board minutes and assurance that the subdivision will be approved. Chairman Goodwin will correspond with Mr. Smith. Mr.Greenhalgh moved,Mr. Hmailton seconded and the vote was unanimous to require the road to be completed up to any lot being sold.

VII. New Business:

Mr. Rodney Chadbourne of Middlebranch Engineering presented a preliminary sketch plan for a eleven lot subdivision proposed for lot 1 map 10. He is representing the owner, Mr. Allan Ira Bass, of Homestead ,Florida. A topographical map is required with 5' contours. Driveways will feed 2 lots. A copy of the deed is also requested along with a letter from the owner authorizing Mr. Chadbourne to act as the agent.

VIII Adjournment:

The meeting was adjourned at 10:15 P.M.

Respectfully submitted,

Russell R. Keith, Sec/Treas.

WATERBORO, MAINE

MINUTES

Special Meeting - March 8, 1982

I. Rollcall: Frank Goodwin, Roland Denby and Russell Keith.

II. Special Topic: Lakewood Hill Subdivision, Surety Services Corp., developer.

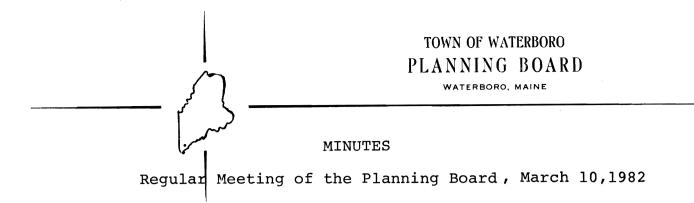
A letter dated 2/27/82 has been received from Bourque & Clegg, attorneys at law, suggesting that the Board's request for road improvements to town standards may be improper.

After considerable discussion and a review of similiar subdivision which abutt existing roads, the Board agreeded that it's request to improve the Southwest Camp Road does not seem out of order. Ronald Bourque has been notified that March 10th. at 7:30 pm is the next regular Board meeting.

Respecfully submitted,

Russell Keith Secretary/Treasurer

Approved by: These min	utes are for informational
purposea o present.	nly, no quorum was 3-10-82 - Russkeitt



Meeting called to order at 7:40 PM, Chairman Frank Goodwin presiding.

- I. Rollcall: Frank Goodwin, Roland Denby, James Hamilton, Russell Kith.
- II. Minutes of previous meetings:

Minutes of 2/10/82 were read and approved.

- III. Communications & Bills:
 - 1. Letter from Town of Shapliegh concerning Lakewood Hill.
 - 2. Letter from Surety Services concerning Lakewood Hill.
 - 3. Letter from Frank Goodwin to Surety Services.
 - 4. Letter from Frank Goodwin to D.E.P.
 - 5. Bourque & Clegg letter to the Board.
 - 6. Frank Goodwin letter to Bourque & Clegg.
 - 7. Statement from Sanford Savings.
 - 8. Alan Bass preapplication for Subdivision approval and property deed for Max and Molly Bass.
- IV. Treasurer's report:

Treasuer's report accepted as read, balance \$495.70.

V. Reports of Committees:

None

- VI. Old Business:
 - 1. Lakewood Hill Subdivision:

Ronald Bourque, Atty. came to discuss the road improvements required by the Board. Mr. Bourque made a presentation for Surety Services concerning the financial hardship involved to meet the Board's request for these road improvements. A tape of this discussion is in the tape file.

Surety Services will agree to provide an 18ft. gravel road, reduce

the grade on lots 5&6, and provide culverts if necessary. The deeds will also state that the lots cannot be further divided and the owner shall bear road maintanance and service cost with the Lake Sherburne Association.

Mr. Bourque will send in a letter stating the exact improvements Surety Services is willing to include and the deed restrictions.

Surety Services will contact the Lake Sherburne Association to see if they are agreeable to the proposed road improvements.

2.) Road Standards:

Further review of Land Use Consultants proposal is required. Jim will contact David Kamila for an estimated cost of each road catagory.

3.) Septage Project:

The Board will ask Brian Chernack to explain the advantages to the proposed site owners.

VI. New Business:

None

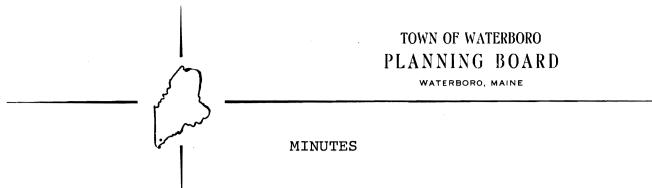
VII Adjournment:

The meeting adjourned at 10:35 PM.

Respectfully submitted,

Russell R. Keith, Sec/Treas.

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Special Meeting of the Planning Board, March 18,1982

Rollcall: Frank Goodwin, Roland Denby, James Hamilton, Jeff Greenhalgh, Russell Keith.

Subject: Lakewood Hill Subdivision

Ronlad Bourque, attorney for Surety Services presented a sample deed which includes the stipulations of road maintanance and prevents any further subdivision of lots. Mr.Bourque also submitted a letter dated 3/15/82 from Mr. Smith of Surety Services which outlines the road improvemnts he is willing to make. They will also be noted on the Final Plan.

Mr. Bourque will have Duane Rose check the Lake Sherburne deeds to see if the right-of-way of Mr. Cameron's road extents to the westerly edge of lot #1.

The final plan will be submitted at the 4/14/82 Regular Meeting.

Meeting adjourned at 8:15 PM.

Respectfully submitted, ussell

Russell R. Keith, Sec/Treas.

ADDENDUM:

After the close of the meeting Chairman Frank Goodwin informed the Board that his appointment expires April 1,1982 and that he could not accept another five year term. The secretary accepted 2 miscellaneous postage stamps and the keys to files and Town Hall.

The Board would like to thank Frank for his dedication to the Town and for all the extra work done beyond the Board Meetings.

Elections will be held at the 4//4/82 meeting. Mrs. Eleanor Hamel and Mr. Daniel Caset will be requested to attend regularly or submit their resigations since their poor attendance shows lack of interest in the Board's responsibilities. Mr. Casey has not attended a meeting since June,1981 and his whereabouts is unknown to the Board. Mrs. Hamel has attended 2 meetings since August,1981.

Approved by:

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WATERBORO, MAINE

MINUTES

Regular meeting of the Planning Board, April 14,1982

I. Rollcall: James Hamilton, Jeff Greenhalph, Russell Keith and Roland Denby in attendance. Roland Denby acting Chairman

II. Minutes of previous meeting:

Minutes of 3/10/82 & 3/18/82 approved as submitted.

- III Communications & Bills:
 - 1. Interest statement received from Sanford Savings.
 - 2. Letter from Selectmen to Frank Goodwin
 - 3. Letter on Lakewood Hill from Bourque & Clegg.
 - 4. DEP package from Frank Goodwin.
- IV. Treasurers Report:

Accepted as presented, \$499.99 balance.

V. Report of Committees:

James Hamilton presented revised copies of the proposed road standards for review by the Board, Road Committee and Selectmen.

- VI James Hamilton nominated Roland Denby for Chairman, Jeff Greenhalgh seconded . Roland Denby nominated James Hamilton as Chairman, Russell Keith seconded. Roland Denby was unaminously elected. James Hamilton nominated Russell Keith for Sec/Treas, Jeff Greenhalgh seconded, the vote was unaminous. James Hamilton was unaminously voted in as Vice Chairman.
- VII Old Business:
 - 1. Lakewood Hill Subdivision:

The Final Plan was reviewed. Road improvement and deed restrictions will befiled with the Final Plan. Mr.Greenhalgh moved, Mr. Hamilton seconded and the vote was unimous to approve this 8 lot subdivision. The book and page no. o the recording will be sent to Surety Service.

- 2. Septage Project: No progress to report.
- 3. Road Standards:

A revised road standard was received form Land Use Consultants, Inc. and will be reviewed by the Board, Selectmen and Road Commissioner.

VIII New Business:

1. Richard Sevigny asked the Board's opinion on the status of Lot 48, Map 13. It is grandfathered and present set-backs do not have to be adhered to.

Permit to move house to Lot 48, Map 13 will be returned to Building Inspector since Mr. Sevigny did not have a signed sales agreement for the lot.

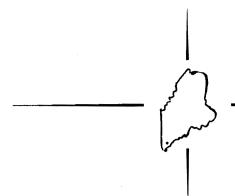
IX. Adjournment:

Meeting adjourned at 10:00 PM.

Respectfully submitted:

Russell R. Keith, Sec/Treas.

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WATERBORO, MAINE

MINUTES

Regular meeting of the Planning Board, April 22,1982

I. Rollcall: Meeting called to order at 7:30 PM. James Hamilton, Jeff Greenhalgh, Russell Keith, Roland Denby,Chmn. and Michael Hammond. The Board welcomed Mike as an Alternate member.

FULL

II. Minutes of previous meetings:

Minutes of the April 14,1982 meeting were read and approved.

III. Communications & Bills:

1) Registry of deed reciept of Lakewood Hill Subdivision Plan, book 117, page 32. Brad Smith of Surety Service will be notified.

2) Letter from Surety Services regarding road improvements and deed covenants previously agreed to.

IV. Reports of Committees:

1) Roland Denby reported on the highlights of the 4/20/82 Council Meeting.

V. Old Business:

1) Septage Project: James Hamilton is putting together an informational meeting which will include S.M.R.P.C. and D.E.P. representatives. The Selectmen and prospective site land owners will be invited to attend.

2) Road Standards: The Board of Selectmen and Road Commissioner are to review the proposed standards submitted by Land Use Consultantts.

VII New Business:

1) Sandy McFarland presented a building permit request on Lot 10, Map 8, for Lawrence Jacobson of E.Waterboro. This lot has been recently divided to Walter E. Sanborn. Mr.McFarland was directed to establish the new lot lines before any permit can be approved, the new line appeared to be within 4 feet of the existing building.

2) Westwinds Subdivision: Roland Denby reviewed this project with the Selectmen. Road problems have created the necessity of establishing the responsibility for that development.

VIII. Special Note:

The Board is requesting copies of all building permits so that the overall Town development can be established.

XI Adjournment: The meeting was adjourned at 9:15 PM.

Respectfully submitted:

Russell R. Keith Sec/Treas.

WATERBORO, MAINE

MINUTES

Regular Meeting df the Waterboro Planning Board, May 12,1982

Meeting called to order at 7:30 PM, Chairman Denby presiding.

- I Rollcall: Roland Denby, James Hamilton, Mike Hammond, Jeff Greenhalgh, Frank Griggs, Kathy Moody and Russ Keith in attendance.
- II Minutes of previous meetings: The minutes of the 4/22/82 meeting were approved with the correction that Mike Hammond is a full Board Member.
- III Communications and Bills:
 - 1) Letter from the Board to Surety Services.
 - 2) Appointment of Frank Griggs as an alternate Board member.
 - 3) Appointment of Kathy Moody as an alternate Board member.
 - 4) Notice of Appeals Board Hearing for Stephen Smith on 5/11/82
 - 5) Notice of Appeals Board Hearing for Lawrence Jacobson on 5/11/82.
 - 6) Appointment of Mike Hammond as a member of the Road Review Committee.
- IV Reports of Committees:

Russ Keith reported on the 5/11/82 Appeals Board hearing. James Hamilton objected to the Jacobson permit approval on the grounds that the new lot line is closer than 35 ft. to the existing building. Mr.Hamilton moved and Jeff Greenhalgh seconded to submit the particulars to Town Councel for an opinion. The vote was 2 in favor, 3 against. The motion failed to carry.

Roland Denby will discuss the problem with the Selectmen. When lots are divided the distance to existing buildings is not clearly defined. The new Jacobson lot line may be within 4½ ft. of the existing building.

V Treasurer's Report: The May statement has not been received from Sanford Savings, current balance is \$499.99. The report was accepted as presented.

Old Business: VI

- 1) Septage Project: Jim Hamilton reported difficulties in obtaining D.E.P. representation for a special meeting. Brian Chernak of S.M.R.P. will request the D.E.P. assign someone to this project.
- 2) Road Standards: Copies of the proposal received from Land Use Consultants are being reviewed by the Selectmen, Road Commissioner, and Planning Board. Additional copies are required for the new Board members.
- 3) Zoning Revisions: The Secretary was directed to notify the Selectmen in writing that their response is required to complete these revisions.
- VII New Business:
 - 1) Roland Denby reported that the Selectmen had inquired about the status of the swimming pool permit issued to Dave Silva. Since pools are not specifically mentioned in the Zoning Ordinance they have been treated as structures and may be as close as 10 feet of a property line if connected to an existing structure. Roland felt no action was required.
 - 2) The John Ellingwood Appeals Board Hearing scheduled for 5/18/82 in regards to construction of an unattached garage. The Zoning Ordinance states that structures attached to an existing building may go to 10 ft. of a side or rear property line. A seperate structure must comply with the Ordinance, which requires a 35 ft. set-back. The Appeals Board may waiver these requirements by 15%.
 - 3) Paul Tebbetts presented a building permit requested to install a Mobile home on Lot 12B, Map 8. This 9/10 acre lot is grandfathered, under Section 2.08 of the Zoning Ordinance.Dimensional set-backs will be 65'front,73'rear,35'sidelines. Russ Keith moved, Mike Hammond seconded, and the vote was unaminous to approve this permit. The Building Inspector, Van Foglio, will be notified.
- VIII Adjourment: The meeting adjourned at 9:30PM.

Respectfully submitted,

Russell B. Keith, Sec./Treas.

cc:Board of Selectmen Building Inspector Appeals Board

Approved By:

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WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, May 27, 1982

Meeting called to order at 7:30 PM., Chairman Roland Denby presiding.

I Rollcall: Jeff Greenhalgh, Frank Griggs, Kathy Moody, Mike Hammond, Russ Keith and Roland Denby were in attendance. Frank Griggs was empowered to vote.

II Minutes of Previous Meetings : The minutes of the 5/12/82 meeting were approved as written.

III Communications and Bills:

1. Monthly statement from Sanford Savings.

- 2. Memo from the Selectmen concerning building permit reviews.
- 3. Letter from the Board to Van Foglio dated 3/19/82.
- 4. Letter from the Board of Selectmen dated 3/19/82.

IV Treasurer's Report: With the \$2.19 interest received in April the current balance is \$502.18. Report unaminously accepted.

- V Reports of Committees: Roland Denby reported on the 5/18/82 Council Meeting.
- VI Old Business:

1. Septage Project: No progress to report.

2. Road Standards: We are waiting for comments from the Road Commissioner and Selectmen on the Land Use Consultants proposal.

3. Zoning Revision: Held up waiting for review by Roger Elliott.

VII New Business:

1. Muriel Nado building permit, Map 11, Lot 5B. This permit request was to construct a new camp on a grandfathered lot on Ossipee Lake. The lot topography does not easily allow the 75ft. front set-back required by the Ordinance to be held. Jeff Greenhalgh moved, and the vote was unaminous to approve this permit with a 60ft. set-back.

2. Kenneth Nado building permit ,Map 32, Lot 33, This permit requested approval to demolish and reconstruct a tool shed which is 5 feet from the property side line. A better location is not available because of the physical size and location of existing buildings. Mike Hammond moved, Jeff Greenhalgh seconded , and the vote was unaminous to appove this request.

Paul Tebbetts building permit application noted the 5/12/82 minutes has been rejected by the Building Inspector. The lot in question was in common ownership (Paul and Donna Tebbetts) with an adjacent lot Minutes, Planning Board Regular Meeting, May 27,1982

when the Zoning Ordinance was enacted. The Zoning Board of Appeals has previously rejected another building request (8/9/79 hearing) for this lot which is well below the 2 acres required (9/10 acre) and is now contigeous part of the adjacent lot. Mr. Tebbetts said he will pursue the rejection with an attorney.

Note: No further Building Permit requests will be reviewed by the Board unless they are submitted by the Building Inspector.

VIII Adjournment:

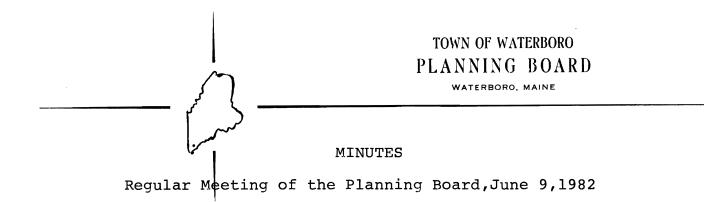
The meeting was adjourned at 9:00 PM.

Respectfully submitted;

Russell R. Keith Secy/Treas.

Special Note:

Thre will be a farewell dinner for retired Chairman, Frank Goodwin, Friday, 5/28, 8:00 PM., at Leedy's Restaurant in Alfred.



I Rollcall:

Frank Griggs, Mike Hammond, Kathy Moody, Jim Hamilton, Russ Keith, Roland Denby, Chairman. Meeting called to order at 7:30 PM.

II Minutes of Previous Meetings:

The minutes of the 5/27/82 meeting were approved as presented.

- III Communications & Bills: None received.
- IV Treasurer's Report:

To be given at the next regular meeting. No bank statement has been received.

- V Reports of Committees: None.
- VI Old Business:
 - 1. Septage Project: Jim Hamilton reported no progress due to the confusion within the Maine D.E.P.
 - 2. Road Standards: The Board is waiting for a response from the Road Commissioner and Selectmen on the proposed standard.
 - 3. Zoning Ordinance Revisions:

Town Council, Roger Elliott, was present to review the proposed revisions. The entire package was completed and Roger's comments noted. The Board will hold a special work session to update the proposed Ordniance changes.

VII New Business:

Walter Stinson of Sebago Technics , representing Richard Gagnon of Route 202 , Waterboro, presented a subdivision sketch plan for Lot 18 ,Map 1. The proposal is for 13 lots, 4 of which are designated as commercial. Roland, Mike, Jim and Frank will conduct an on site survey June 14, at 10:00 AM.

VIII Special Note: The 3 recent Zoning Board of Appeals Notices were not reviewed with the Board. The Secretary will discuss this with the Building Inspector. Several of the appeals seem unnecessary.

IX Adjournment:

The meeting was adjourned at 10:00 PM.

Respectfully submitted

Russell R. Keith, sec/treas.

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WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, June 24,1982

Meeting called to order at 7:30 PM., Chairman Roland Denby presiding.

I. Rollcall: Frank Griggs, Michael Hammond, Kathleen Moody, Jeffrey Greenhalgh, Russell Keith and Roland Denby in attendance.

II. Communications & Bills:

- An application for electrical service on lot 19A, Map 9 received from Charles & Jean B. Thornton.
- 2) A notice of intent to file with the S.R.C.C. for Lot 1344 Old Portland Road in Lake Arrowhead by William E. Larson, 347 Riverside St. Riverside Conn.

III.Minutes of previous meetings:

The minutes of June 9,1982 meeting were approved.

IV. Treasurer's Report:

The balance for June 9 is \$504.46, report accepted as presented.

- V. Old Business:
 - Road Standards: The Board is waiting for comments from the Selectmen & Road Commissioner before proceeding with a public meeting.
 - 2) Septage Project: No progress to report in view of Mr.Hamilton's absence.
 - 3) Zoning Revisions: The Board must set a date to review Roger Elliott's suggestions.
 - 4) Gagnon Subdivision: Mr. Gagnon & Walter Stinson in attendance. A- Field Survey: Frank, Jim, Kahty and Roland'Conducted an on site review 6/14/82. Kathy Moody reported that Lot#5 appears to be wetland and Lot#4 may be too small to meet dimensional set-back requirements. Mike Hammond noted that Route 202 has a 100 ft. right-of-way, which must be considered when reviewing the four "commercial" lots.

B- The Board made the following recommendations:

- 1- D.E.P. permits are required for access to lots bordering Route 202.
- 2- The Board must determine the ownership of the Sand Crossing Road shown on Map #1.
- 3- The lot deeds shuld state that any existing drainage shall not be impaired.
- 4- Green belts are required per Article 8.8 of the Ordinance.
- 5- A performance Bond in the value of \$1.00/sq.ft. of surfaced roadway is required.
- 6- The Board is to verify the name of the existing road paralleling Route 202.
- 7- A topographical map with 5 foot intervals is required.
- VI. Reports of Committees:

Roland Denby reported on the 6/15/82 Selectmen's meeting regarding the dump closure, Ossipee Hill Road improvements, and sales of Lake Arrowhead Lots.

VII. New Business:

None to report.

VIII. Adjournment:

The meeting was adjourned at 9:50 PM.

Respectfully submitted

Russell R. Keith, sec/treas.

WATERBORO, MAINE

MINUTES

Minutes of the Waterboro Planning Board, Wednesday, July 14,1982

Rollcall: Frank Griggs, Mike Hammond, Kathy Moody, Roland Denby, Jeff Greenhalgh.JM HAMILTON

- Application by John Bennett (Howard Burnham, Agent) for a permit for a single family home in Arrowhead. Setback from the road is 30' short. The lot is grandfathered. Mike Hammond moved that we approve the application for a waiver of the setback requirement. FrankGriggs seconded, the vote was unanimous.
- Roland Denby read the decision of the Appeals Board to reject Mr.Tebbetts claim as presented due to the fact that it was the same question previously acted on.
- 3) The Chairman read a letter from the Selectmen that the proposed Road Standards were reviewed and found to be satisfactory. However, they felt it should be brought before the citizens at the Annual Town Meeting.
- 4) Van Foglio requested an opinion of the Board relative to Lot A-298, Map 42 in regard to setback as it is a grandfathered lot. The Board decided that the owner should present a specific plan to the Board to act on. The Chairman will notify Mr.Foglio.
- 5) The Chairman reviewed procedures for issuing receipts to parties presenting setback, preliminary & final plans. He also noted that we do not have recorded copies of some subdivisions.
- 6) Septage Situation-Jim Hamilton reported that he discussed with Brian Chernak the current status. Mr.Chernak is trying to organize other Towns to join with Waterboro. Jim will follow this up.

Meeting adjourned at 9:00 P.M.

Approved by:

Respectfully submitted,

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board , July 22,1982.

Meeting called to order at 7:30 P.M.; Chairman Denby presiding.

- I. Rollcall: Kathy Moody, Frank Griggs, Mike Hammond, Russ Keith, and Roland Denby.
- II. Minutes of previous meetings; The minutes of 6/24/82 and 7/14/82, were approved as presented.
- III. Communications and Bills:
 - 1) George Richards, Building Permit request.
 - 2) Monthly statement from Sanford Savings and Loan.
- IV. Treasurer's Report:

The 2.21 interest received on 7/2/82 brings the Boards account to \$506.67, the report was unaminously approved.

- V. Old Business:
 - 1) Septage Project: No progress to report, Jim Hamilton is to contact the D.E.P., for further action.
 - 2) Road Standards: The Selectmen have accepted the purposed Standards as drafted by Land Use Consultants, Inc. The Road Commissioner, Glenn Bean has not responded. Copies of this draft should also be reviewed by the Road Review Committee.
 - 3) Zoning Revisions: The Board continued to review Roger Elliott's comments and completed to page 10 of the 23 page proposal.
 - 4) Gagnon Subdivision: The ownership of the Sand Crossing Road is to be determined. The Selectmen said the Road belongs to the Town, since \$1,700.00 was spent for improvements, per the 1974 Town Report.
- VI. New Business:
 - 1) George Richards Building Permit: This request was returned to the C.E.O. Van Foglio, to establish the location and size of the existing cottage along with the distances to the proposed garage. The Zoning Board of Appeals can waiver dimensional requirements 15% if necessary.

VII Reports of Committees:

Roland Denby gave a verbal report on the 7/20/82 meeting called by the Selectmen per Article 27 of the 1982 Town Meeting to discuss the Lake Arrowhead lot dispositions.

VIII Adjournment:

Meeting adjourned at 9:45 P.M.

Respectfully submitted,

Russell R. Keith

Russell R. Keith Secretary/Treasurer

Approvals:

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	P	TOWN OF WATERBORO PLANNING BOARD waterbord, maine		
	MINUTES			2
Regular	Meeting of Planning Board,	August	11,198	2
Meeting	called to order at 7:30 P.M.	, Chairman	Denby	presiding.

- I. Rollcall: James Hamilton, Frank Griggs, Mike Hammond, Russell Keith, Kathy Moody and Roland Denby in attendance.
- II Minutes of previous meetings; Corrections to be noted.
 - 1) 7/14/82, Jim Hamilton's attendance to be added.
 - 2) 7/22/82, In paragraph V-4 the last sentence should be "The Selectmen said the road belongs to the Town, since \$1,700.00 was spent for improvements per the 1974 Town Report. Also in Paragraph VII correct to read "Roland Denby gave a verbal report on the 7/22/82 meeting called by the Selectmen per Article 27 of the 1982 Town Meeting to discuss the Lake Arrowhead lot dispositions.
- III. Communications and Bills:
 - 1) Zoning Board of Appeals notice of 8/17/82.
 - 2) Charles Davis building permit request.

IV. Treasurer's Report:

Current balance is \$506.67, the August statement has not been received from Sanford Savings.

- V Reports of Committees:
 - 1) Roland Denby reported that the Road Commissioner, Glenn Bean, requested and was given new copies of the Proposed Road Standard for review.
 - 2) Next Wednesday, 8/18/82, will be John Monteith night at the Town House. Hours are 5:30 to 7:00 P.M. and Gov. Joseph Brennan will be in attendance.

VI Old Business:

- 1) Septage Project: Jim Hamilton will contact Brian Chernack of the S.M.R.P.C. for a status report.
- 2) Zoning Revisions: The Board will continue its review of Roger Elliott's comments.

3) Road Standards: The Road Commissioner is to complete his review, then then the Board will draft a letter of explanation for the next Town Meeting.

VII New Business:

1) George Richard's Appeals Board hearing:

The Code Enforcement Officer, Van Foglio, has not answered the Board's questions noted in the 7/22/82 Minutes. It is premature to hold an Appeals Hearing until these questions are answered. Mike Hammond will attend the hearing for the Board.

2) Chard ses Davis building permit for Lot A298, Map 42. Mike Hammond moved, Jim Hamilton seconded, and the vote was unaminous to approve this permit with a 41 foot front set-back.

3) Bassland Subdivision: Rodney Chadbourne of Middlebranch Engineering presented a sketch plan for a 13 lot subdivision of Lot 1, Map 10. Reference Board Minutes of 2/10/82. Mr. Chadbourne had received a letter of authorization from Mr. Allen Bass dated 3/2/82/ The Board will conduct a field survey on Monday 8/16/82, at 10:00 A.M.

4) The Selectmen have asked the Board for the subdivion status of Lot 33, Map 11, owned by Incorporated Investments of Waterboro; previous owner Shirley Fallon.

The Board having no record of a subdivision of this lot cannot determine the legal status. A complete title search is necessary to determine if a subdivision exist.

James Hamilton moved that since no sales agreement has been signed that the buyer should have the title searched for his own protection.

5) Roland Denby presented a road status sheet for the Board's review. Roland has been attempting to classify the Town roads at the Selectmen's request.

Meeting adjorned at 10:15 P.M.

Respectfully submitted , Keit R.

Secy/Treas.

Approved by:

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, August 26,1982

Meeting called to order at 7:30 P.M., Chairman Roland Denby presiding.

- I. Rollcall: Frank Griggs, Roland Denby, Kathy Moody, Mike Hammond, and Russell Keith.
- II. Minutes of previous meetings:

The minutes of 7/22/82 and 8/11/82 were unanimously approved.

- III.Communications & Bills:
 - 1) Jeff Greenhalgh's letter of resignation, dated 8/11/82.
 - 2) Letter from Sebago Technics to Bob Fay.
 - 3) Zoning Board of Appeals decision on George Richards application.
 - 4) Sanford Savings statement of 8/4/82
- IV. Treasurer's Report:

The \$2.30 interest received on 8/4/82 bring's the Board's account balance to \$508.97.

- V. Old Business:
 - 1) Septage Project: No progress to report.
 - 2) Road Standards: The Board is waiting for the Road Commissioner's comments.
 - 3) Zoning Revisions: The Board will complete the review of Roger Elliott's comments as time allows.

VI. Field Survey's:

Bassland Subdivision, on Middle Road:

On Monday, 8/16/82, Roland, Jim, Kathy, Mike and Frank reviewed the site. The status of the Woodward Road is to be determined, the Board recommends discontinuance. Driveway locations are to be determined by the Road Commissioner. The Selectmen have the authority to abandon the Woodward Road if the Town has not expended any money on it for thirty years.

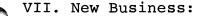
Mr. Rodney Chadbourne, of Middlebranch Engineering, presented a Preliminary Plan for the Board's review.

The Board noted the following correction:

Add Note 11 to describe the driveways as depicted on the Sketch Plan of 3/2/82 which is one drive for 2 lots, except one for lot 11.

Russ Keith moved, Mike Hammond seconded, and the vote was unaminous to accept the Preliminary Plan with the addition noted.

Mr. Chadbourne gave the Secretary a check for \$43.00 to cover the Preliminary Plan fees.



- Buff Brook Estates: The Selectmen have asked the Board to review the status of this subdivision. Jean Chick, Deputy Town Clerk, advises that lots 28,29,37,38 and 55 have been sold. The Board contends that these sales establish intent to subdivide. The Board recommends the Selectmen have the Road Commissioner verify that the road has been complete to lot 28 as stipulated on the Final Plan; that no lots may be sold without the road being completed to that lot.
- 2) There will be a Planning Board workshop in Biddeford on Sept. 8 and 15th, held by the Maine Municipal Association. Hours are 7:00 to 9:00 P.M. Board members will meet at the Town Hall at 5:45 P.M. for departure.

VIII. Adjournment: The meeting adjourned at 10:05 P.M.

Respectfully submitted

Russell R. Keith Sec/Treas.

Special Note: The next regular meeting is rescheduled for Thursday, Sept.9, so the Board can attend the sessions in Biddeford.

Approved by:

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, Sept.9,1982

Meeting called to drder at 7:35 P.M., Roland Denby presiding.

- I. Rollcall: Mike Hammond, Frank Griggs, Roland Denby, Russ Keith, Kathy Moody, and Jim Hamilton.
- II. Minutes of previous meetings:

The 8/26/82 minutes have not yet been typed and will be presented at the next regular meeting.

- III. Communicztions & Bills:
 - 1) Maine Townsman notice for subscriptions.
 - 2) Memo from the Selectmen to the Board concerning Buff Brook Estates.
 - 3) Letter from Middlebranch Engineering to the Board.
- IV Treasurer's Report:

Current balance is \$508.97, Sept. statement has not yet been received.

- V. Old Business:
 - Bassland Subdivision: Jim Hamilton moved that all entrances onto the Ross Corner Road will have a 300 foot min. sight distance in both directions unless approved by the Board. Russ Keith seconded and the vote was unanimous to add this stipulation to the Final Plan. Mike moved, Jim seconded, and the vote was unamounious to accept the Preliminary Plan. The Board signed a blueprint of the plan as approved for Mr. Chadbourne.
 - 2) Septage Project: No progress to report.
 - 3) Zoning Revisions: The Board will try to complete the review at the next meeting.
 - 4) Road Standards: The Board is to draft an introduction explaining the purpose of the standard.

VI New Business:

 Buff Brook Estates: The Board unaminously agreed that they do not have the expertise to verify that the roads are to drawing specifications. A review of this type is best handled by professionals and should be directed by the Selectmen.

VII. Special Notes:

- 1) Roland Denby reported on the 8/8/82 Planning Board Seminar given by the Maine Municipal Association.
- The Secretary will update the Maine Townsman subscriptions for the Board,

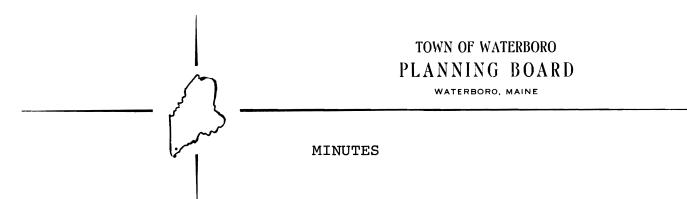
VIII Adjournment:

The meeting adjourned at 9:00 P.M.

Respectfully submitted,

Russell R. Keith

Secy/Treas.



Regular Meeting of the Planning Board, Sept.23,1982

Meeting called to order at 7:30 P.M., Chairman Roland Denby presiding.

- I. Rollcall: Frank Griggs, Mike Hammond, Kathy Moody, Roland Denby and Russ Keith in attendance.
- II. Minutes of previous meetings: The Minutes of 8/26/82 and 9/9/82 were approved as presented.
- III. Reports of Committees:
 - Roland reported on the Maine Municipal Association Planning Board Seminar, which Kathy, Mike and Roland attended in Biddeford. The importanceof complete, duplicate, records were stressed.
 - 2. Roland gave a verbal report on the activities of the 9/21/82 Selectmen's meeting.
- IV. Communications and Bills:
 - 1. Ernest Roberge building permit request.
 - 2. James P. Owens intent to file with the Saco River Corridor Commission for Lot 1372 in Lake Arrowhead Estates.
 - 3. American Savings and Loan statement for September.
 - 4. Eric Holbrook building permit request for Lot 34B, Map 11.
 - 5. Southern Maine Regional Planning memorandum, dated 9/8/82.
- V. Treasurer's Report:

The 2.31 interest received on 9/31/82 brings the Board's account balance to \$511.28.

- VI. Old Business:
 - 1. Zoning Revisions : The Board will schedule time at the next regular meeting to continue the review of Roger Elliott's comments.

- 2. Septage Project: No progress to report.
- 3. Road Standards: The Board will draft a letter of explanation for the proposed standard.
- VII. New Business:
 - Kathy Moody gratiously volunteered to fill the Assistant Secretary position left vacant by Jeff Greenhalgh's resignation.
 - 2) Ernest Roberge Building Permit:

Page 10, section Bl, of the Ordinance requires 40,000 sq.ft. for each family unit in the village zone. Page 42, section 9.01, prohibits enlargement or renovation of non-conforming structures. The area of the lot in question is approx. 32,300 sq.ft. including the area of the old Post Office building.

Mr. Keith moved that based upon the asformentioned Ordinance references the building should remain a single family dwelling. Kathy Moody seconded and the vote was unaminous.

3) Eric Holbrook Building Permit request for Lot 34B, Map 11.

Since this sideline requirements of the Zoning Ordinance have been violated this permit should be revoked.

VIII. Adjournment:

The meeting adjourned at 10:00 P.M.

Respectfully submitted,

Russell R. Keith, Sec/Treas.

CA:

WATERBORO, MAINE

MINUTES

Regular Meeting , Planning Board Oct.13,1982 .

Called to order at 7:30 P.M., Roland Denby presiding.

- I Rollcall: Roland Denby, Michael Hammond, James Hamilton, Frank Griggs, and Russell Keith.
- II. Minutes of previous meetings: The minutes of the 9/23/82 meeting were approved as presented.
- III. Communications & Bills:
 - 1. Bill from Maine Municipal Assoc. for \$30.00.
 - 2. Notice from S.R.C.C. for lot 902 of Lake Arrowhead Estates.
 - 3. Eric Holbrook appeals notice for 10/20/82.
- IV Treasurer's Report:

Current balance is \$511.28, October's statement has not yet been received.

- V. Old Business:
 - Roberge Building Permit: After a lengthy discussion, based upon previous decisions. Mike Hammond moved, Frank Griggs seconded that the upper rooms may be split into a 2 unit apartment. The vote to approve was unanimous.
 - 2. Bassland Acres:

The sight distances have been revised to the Board's satisfaction. The Board waived the owner signature requirement on the Final Plan, since the Bass's authorization letter of 3/2/82 is on file. Mike Hammond moved, Frank Griggs seconded and the vote was unanimous to accept the Final Plan. Roland Denby was issued a \$10.00 check for recording this Plan, made out to York County Registry of Deeds. A check for \$325.00 was received from Mr. Chadbourne which is the Town's fee of \$25.00 per lot for this 13 lot subdivision.

3. Septage Project: James Hamilton will contact Brian Chernack again, to get this project moving. 4. Zoning Revisions:

A special workshop will be held on Monday 10/18/82 at 7:00 P.M. to continue the review of Roger Elliott's comments.

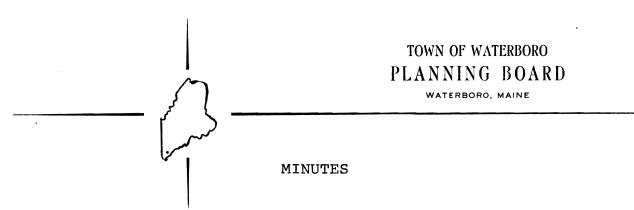
5. Road Standards:

A letter of explaination must be drafted by the Board.

- VI. New Business:
 - Mr. & Mrs. Oliva Perreault requested the Board's opinion on permitting an auto service business on Lot 6C Map 11. The Board will try to determine if the restriction noted on the 5,1973 Plan for Little Ossipee Estates not allowing businesses was required by the Planning Board or Mr. David Eon, the builder. Mr. Denby will notify the Perreault's of our findings. Their phone no. is 247-5859.
- VII. Special Note:
 - 1. The Board unanimously agreed to request the Selectmen to provide a Clerk for the meetings so that the Secretary can more actively engage in the discussions.
 - There will be a Special Workshop session at 7:00 on Monday 10/18/82 o continue the review of the Zoning Ordinance.
- VIII Adjournment:

The meeting adjourned at 10:00 P.M.

espectfully submitted, sell R. Keith ussell Sec/Treas.



Regular Meeting of the Planning Board, Oct.28,1982

Meeting called to order at 7:40 P.M., Chairman Roland Denby presiding.

- I. Rollcall: James Hamilton, Frank Griggs, Michael Hammond, Kathleen Moody, Roland Denby and Russell Keith in attendance.
- II. Minutes of Previous meetings: The Minutes of the 10/13/82 meeting were approved as presented.
- III. Communications and Bills:
 - 1) Request for 1983 budget from the Selectmen.
 - Notice of decision from the Board of Appeals on the Eric Holbrook property.
 - 3) October statement from American Savings and Loan.
 - 4) List of FY 1983 National Emergency Training Center Programs.

IV. Reports of Committees:

Roland Denby reviewed the Selectmen's comments concerning the Bassland Subdivision. The Board reviewed its subdivision requirements for interal roads. The Board will consider the necessity of minimizing road entrances on future subdivisions.

V. Treasurer's Report:

The 2.24 interest received on 10/4/82 brings the Board's current balance to 473.52.

- VI. Old Business:
 - 1) Septage Project: No progress to report.
 - 2) Zoning Ordinance: The C.E.O. has suggested that the building permit fees be changed. The Board agrees with the revision and will add it to the proposed revisions.

The Selectmen have also requested that swimming pool installations be covered in the Ordinance.

Recreational swimming pools will be added under conditional uses in each zoning district.

- Road Standards: Jim Hamilton requested that all town roads be listed in the classifications in the proposed standards. The Board will consider his request.
- VII: New Business: Chairman Denby appointed the following individuals to these Committees:
 - 1) Road Committee: Roland Denby, and Mike Hammond.
 - 2) Septage Committee: Jim Hamilton and Frank Griggs.
 - 3) Subdivision Committee: Kathy Moody and Russ Keith.

The intent of these committees is to draft a letter of explanation for the Road Standards, complete Septage site negotiations, and update the Subdivision Standard.

VIII Special Note:

Frank Griggs, Mike Hammond , Roland Denby and Russ Keith met on 10/18/82 for a special workshop and completed the review of Roger Elliott's comments on the proposed zoning revisions.

IX. Adjournment:

The meeting adjourned at 9:45 P.M.

Respectfully submitted,

Russell R. Keith Sec/Treas.

Approved by:

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, Nov.10,1982. Meeting called to order at 7:45 P.M., Chairman Roland Denby presiding.

- I. Rollcall:Frank Griggs, Michael Hammond, Roland Denby, James Hamilton, Kathleen Moody and Russell Keith in attenance.
- II. Minutes of Previous Meetings: The Minutes of the 10/28/82 meeting were read and approved.
- III. Communications & Bills: None.
- IV. Reports of Committees: None.
- V. Treasurer's Report:

Novembers statement from American Savings & Loan has not yet been received, the current balance is \$473.52.

- VI Old Business:
 - 1) Septage Project: James Hamilton reported no progress with the D.E.P.
 - 2) Zoning Ordinance: Revisions are being typed.
 - 3) Road Standards: Roland Denby and Michael Hammond will draft a letter of introduction to the revisions.
 - 4) 1983 Budget: The Board's present account balance is \$1,283.52. After a lengthy discussion Frank Griggs moved, Russell Keith seconded and the vote was unanimous, to request \$800.00 additional funds for FY 1983. Expenses will be held to a minimum.

VII. New Business:

 Roland Denby brought the 10/13/82 request of Mr.&Mrs. Oliva Perreault to permit an auto service business on lot 6C,Map 11 to the Board's attention. A review of the Board's registered subdivision plans revealed that the restrictions included businesses of any type. Roland will notify Mr.Perreault.

- VIII. Special Note: The Board unanimously agreed to meet once a month unless special attention to problems was necessary. The next meeting will be on Thursday, Dec.8,1982. WEDNESDAY,
- IX. Adjournment:

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Russell R. Keith, Sec/Treas.

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TOWN OF WATERBORO PLANNING BOARD WATERBORO, MAINE				
MINUTES				
Regular Meeting of the Planning Board, Dec.8,1982				
Meeting called to order at 7:40 P.M., Roland Denby presiding.				
I. Rollcall: Michael Hammond, Frank Griggs, Kathleen Moody, Russell Keith, James Hamilton and Roland Denby in attendance.				
II. Minutes of previous meetings:The minutes of the ll/l0/82 meeting were approved as presented.				
IIIReports of Committees:				
<pre>l) Subdivision Committee(Kathy & Russ): No progress to report.</pre>				
 Septage Committee(J.Hamilton & F. Griggs) No progress to report. 				

- 3) Road Committee (M.Hammond & R.Denby) Roland will review the proposed standards with the Selectmen. Jim Hamilton moved, Russell Keith seconded, and the vote was 3 for and 1 against to have the Road Standard separate from the Subdivision Ordinance.
- IV. Communications & Bills:
 - 1) American Savings Nov. Statement.
 - 2) Letter from Zeljko Freiberger, M.D.
- V. Treasurer's Report: The 2.27 interest received on 11/4/82 brings the current balance to 475.79. The report was unanimously approved.

VI.Old Business:

1) Zoning Revisions: Mrs. Hammond has completed the typing, 31 pages. Chairman Denby will review the typed draft and discuss the approval sequence with the Selectmen.

- 2) Septage Project: James Hamilton reported no response from Brian Chernack of the S.M.R.P.C.
- 3) Road Standards: After a lengthy discussion Roland will review the State Ordinance requirements with the Selectmen.

VII. New Business:

- 1) Zeljko Freiberger notice of intent to file with the Saco River Corridor Commission.
- 2) 1983 Planning Board Budget was submitted by the Chairman to the Selectmen for \$800.00 on 11/30/82.
- 3) Waterboro Industrial Commission: The S.M.R.P.C. considers the Waterboro Leather Co. building, being unused for over 12 months and a non-conforming building, to have now lost its grandfather status and cannot legally be used. Michael Hammond will discuss this with Brian Chernack of S.M.R.P.C. Mike and Roland will discuss Brian Chernacks interpretation of the Ordinance with the Waterboro Industrial Commission.

VIII. Adjournment: The meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Russell R. Keith Secy/Treas.

Approved by: