

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 10, 1990

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:40 P.M.

- I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Judy Carll, Dwayne Woodsome, Jon Gale and Chairman, John Roberts.
- II **MINUTES OF PREVIOUS MEETINGS:** Anna Jackson moved to accept the December 28, 1989 minutes as written. Judy Carll seconded the motion. Vote was (4) in favor.
- III **COMMUNICATIONS AND BILLS:**
1. PATCH Communication
 2. January Issue of UPDATE
 3. Info Re: The Conference For Land and Trust
 4. Contract with Emery & Garrett Groundwater, Inc.
 5. John Foley Gravel Extraction Hydro Study Report from Emery & Garrett
 6. Amendment to Irrevocable Standby Letter of Credit for Mount Holly, Inc.
 7. Letter from Karen Lovell Re: Mr. Belanger's Letter of Credit
 8. Letter sent to Mr. Belanger

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

8:00 P.M. FOLEY - GRAVEL PIT
8:30 P.M. STEVEN BOIVIN
8:45 P.M. WELCH - CONDITIONAL USE PERMIT
9:00 P.M. PEIGHTAL - POSTPONED

8:00 P.M. FOLEY - GRAVEL PIT

The review of the Hydrostudy is back from Peter Garrett. A copy given to the representative present.

Roland Denby moved to hold a Public Hearing on January 25, 1990 at 7:00 P.M. Anna Jackson seconded the motion. Vote was (4) in favor. Mr. Foley to notify abutters.

Minor recommendations needing action. Amendments can be provided for the January 25, 1990 meeting.

8:45 P.M. MR WELCH

Mr. Welch until 3 days ago had a contract with a Book Publishing Company to take over his complex located on Route 202 & 4 South Waterboro. Property abuts Old Alfred Road. Mr. Welch posed several questions regarding his property and the existing building. Mr. Welch would need to go through Site Plan Review. Mr. Welch told he could get approval for a number of Rental spaces. If the number decreased after approval this would not be a problem. If the number increased he would have to come back in under Site Plan Review again. Site Plan Review: Areas that Mr. Welch would need to complete for his project were numbers 1,2,3,4,5 and 7. Once area space had been delineated on the plan could these areas be exchanged? The Board noted that the number of area would be necessary for the Site Plan Review Process not necessarily the actual location within the building.

8:30 P.M. STEVEN BOIVIN BUFF BROOK ESTATES:

Mr. Boivin located his new home too close to the lot lines. He presented a revised copy of the plat in Buff Brook Estates that his property is located on. Lot lines between Mr. Boivin and his neighbor are being exchanged. Lots have the same density.

Dwayne Woodsome moved to approve the change to Buff Brook Estate Sheet 3 of 5, a copy of both quit claim deeds to be presented prior to Occupancy Permit being issued. Roland Denby seconded the motion. Vote was (5) in favor. Plans were signed. Fee of \$10. was collected for recording of the milar at the Registry by Town Planner. Receipt given to Mr. Boivin.

Motion was made and seconded to adjourn at 9:05 P.M.

Dwayne Woodsome noted that he would not be in attendance for the January 25, 1990 meeting. Please note that the road going into the Dyer property (Foley Project) he feels should be grubbed to 50 ft. width.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary Treasurer

Roland E. Denby
Judith Casel
[Signature]