

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES  
REGULAR MEETING, JAN. 14, 1981

Called to order at 7:35 p.m. by Chmn. Gardner; others present were Mrs. Hamel, Messrs. Keith, Denby and F. Goodwin--Mrs Hamel was empowered to vote.

MINUTES

Mrs. Hamel moved, Mr. Keith seconded and the vote was unanimous that the minutes of the Dec. 10th meeting be approved as written.

Correspondence & Bills

Notice of zoning violation-Jones  
Request for pwr. permit-Allen  
Request for approval of Home Occupation-Croteau  
Request for approval of Home Occupation-Pecue  
Copy of letter from Land Use Consultants to E.P.A. re publication of notice to abutters.  
Request from Selectmen annual report of P.B.

REPORT OF OFFICERS & COMMITTEES

The Treasurer reported expenditures in December \$10.00 for postage and \$9.78 for legal ads, leaving a balance of \$125.86. Mr. Denby moved, Mrs. Hamel seconded and the vote was unanimous to accept the report.

The financial report for the year showing available funds in the amount of \$756.64, Jan. 1, 1980, an expenditure of \$630.78 during the year, leaving a balance of \$125.86 as of Dec. 31, 1980. Mr. Keith moved, Mr. Denby seconded and the vote was unanimous to accept the report.

Chmn. Gardner reported that the sub-committees from the Conservation Comm. and the Planning Board charged with the consideration of the Town-owned lots in the Arrowhead Estates subdivision relative to their suitability for sale had completed their review and that their report to him would be in hand forthwith.

OLD BUSINESS

Zoning: The Secretary explained how he had prepared the revisions to the Zoning Ordinance to submit to the typist. He further reported to the Board that the town office personnel would be unable to do the typing. It was agreed that he would contact Mrs. Driscoll at the High School to determine if she could assist in this matter. The entire process will include typing, duplicating and collation ready for distribution.

NEW BUSINESS

Croteau: Mr. & Mrs. Croteau appeared to explain their application for approval to operate a ceramic shop and school in their residence at 17 Pine Tree Dr. in Beaver Ridge. Several neighbors were present, some approving and some concerned as to the advisability of the proposal. The Croteaus stated that their classes would be comprised of no more than ten people, that the classes would be held between the hours of 7:00 p.m. and 10:00 p.m. and that there might be as many as three per week.

Mr. David Loranger, one of the concerned neighbors, feared that, if parking along the street was permitted, it would cause problems, especially in the wintertime, and stated that, in addition to that, the location was on or near a curve. He further pointed out that, since it is now in operation, the school is in violation of the Ordinance. He called attention to the fact that, since the Ordinance does not regard it as a "permitted" use in the Zone, it must have the approval of both the Planning Board and the Selectmen before it can be operated legally.

Mrs. Linda Stackpole, a next-door neighbor, was concerned about the on-street parking of the attendants cars interfering with her access to her driveway, the inevitable disturbance at the time of dismissal of the classes, and that there might be children of the participants playing around during class hours.

Mrs. Loranger was concerned about the effect such an enterprise would have upon the value of the property.

Others in the group saw no objection to the proposal.

The Board decided that, since there was considerable objection to the proposal, it would conduct an on-site review of the physical circumstances on Saturday, Jan. 17, at 10:00 a.m. Chmn. Gardner set the date of Jan 28 for a special meeting at which time a decision by the Planning Board would be made.

Mr. Pecue: Requests approval to conduct a business of selling live bait at his residence on West Rd. (a conditional use). It is understood that this will be done in an attached garage. Mrs. Hamel moved, Mr. Keith seconded and the vote was unanimous to approve Mr. Pecue's request.

Mr. Robert McAuliffe: Mr. McAuliffe appeared to get the Board's advise relative to his proposed construction of 24 dwelling units, 4 six-unit structures, as apartment/condominiums on 5.19 acres in the Village Zone adjacent to the South Waterboro Postoffice/Bank building. Called to his attention was Subsection 3.04.02B on page 10 of the Zoning Ordinance which indicated that the parcel was not large enough to accomodate the proposed number of units. He was told that the most he could build would be 5 units--six if he could get a varience.

He then brought up a proposal to convert the Rollins Block into 4 rental units on the second and third floors and businesses on the first floor. He was told that the Board considered this lot and structure "grandfathered" by Section 2.08 of the Zoning Ordinance, therefore, he could so as long as the requirements of State Law are met. (This is to be confirmed by letter).

Minutes, Regular Meeting, Jan. 14, 1981

Don Allen: Requested a power permit for lot #57 on tax map #13. The status of this lot will be investigated by the Secretary.

1981 Appropriation: Mr. Denby moved, Mr. Keith seconded and the vote was unanimous to request that the remainder of seventeen hundred (\$1700.00) be carried over.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

*Roland E. Denby*

*Russell L. Keith*

*Clayton Harris*

*Shelby M. Jones*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

SPECIAL MEETING - JAN. 28, 1981

Called to order by Chmn. Gardner at 7:30 pm; others present were, Mrs. Hamel, Messrs. Keith, Hamilton, Denby, R. Goodwin and F. Goodwin.

OLD BUSINESS:

Zoning: Copies of the final revision of the proposed amendments to the Zoning Ordinance were issued to the members. It was the consensus that available time between now and Town Meeting would not be adequate to allow for the required review by the Southern Maine Regional Planning Commission and one or more hearings, and, therefore, it would not be advisable to rely on having it ready for then. However, the process will continue without delay. Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous that the bill in the amount of \$30.00 for the typing, mimeographing, collating and binding of the proposed revisions to the Zoning Ordinance be paid.

Croteau: This matter was continued from the Jan. 14th. meeting. A greater number attended.

Mr. Loranger: He reported that he had queried two different real estate brokers, both of which told him that such an enterprise "could" have some devaluing effect upon property. He questioned the conformity of the proposed parking space with the Ordinance. It was demonstrated by the Board that it did.

Mrs. Stackpole voiced the same objections as at the previous meeting. Mrs. Fournier was concerned about the speed of the traffic saying that if the Town was to permit such an increase, the Town should install speed signs and enforce the law.

Three others not counting the applicants, spoke in favor of the applicants.

The Croteaus, when asked if the number of participants might inadvertently exceed the proposed 9, stated that there actually was not space enough to accommodate more but allowed that it was remote possibility that at times there might be one or two more and suggested that it be limited to not over 12.

They guaranteed space to park 8 cars, the requirement being 4, all off street. They wished not to be limited to only 2 classes per week saying that they might find it desirable to have as many as five. However, they were firm that they would run from 7 to 10 pm.

The Board, having made an on-site inspection, foresaw no parking problem and no speeding problem that would be due to this enterprise. It was obvious that adequate off-street parking was available.

The Chairman pointed out that the Town encouraged this sort of enterprise as long as it complies with regulations and is not detrimental to the neighborhood.

The Board was convinced that it would meet all requirements.

Mr. F. Goodwin moved, Mr. Keith seconded and the vote was unanimous

to approve the application with the imposition of the following conditions:

1. Classes limited to not over 12 participants.
2. Adequate off-street parking space be provided and used.
3. Classes to be limited to the hours of 7 to 10 p.m. and Monday through Friday only.
4. That the permit be for a probationary period of six months at the completion of which the matter will be reviewed and if, in the mind of the Board, the performance has been satisfactory, the permit shall be made permanent.

#### NEW BUSINESS

Compensation: The matter of compensation of Planning Board members was discussed. Our proposal would be to pay each member for each meeting he/she attended, including all types of meetings of particular significance to the responsibilities of the Board. The recommended fee was ten (10) dollars. It was observed that one of the neighboring towns so compensates all its similar town committees.

Another proposal was the reimbursement of expenses. The sentiment on this was that the attendance fee would cover it.

The reasons for the compensation are two-fold. They assume that the work of a planning board is or should be of considerable importance to a municipality; important enough, that is, that competent people should be sought for the job, and that all should consider their attendance near top priority. Having assumed this, it was then agreed that some incentive other than personal civic dedication is indicated and that the most effective incentive is compensation. The Board believes that it would make the recruitment of competent members considerably easier and would result in better attendance--the Board might even be more productive. No inference is intended here that the present Board members are incompetent.

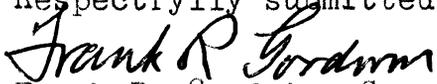
In view of this sentiment the Board unanimously voted to propose the following article to the Selectmen for the 1981 Town Meeting Warrant:

To see if the Town will authorize the Selectmen to pay the Planning Board members a set amount of ten (10) dollars for each Planning Board meeting attended, also for each delegated appearance as a Planning Board member before any other board, commission or authority, similar to the provisions of Title 30, Section 4964 MRSA.

Comprehensive Plan: This was on the agenda merely for the purpose of calling attention to the fact that the present Plan is, at best, the minimum required and expansion of it should seriously be considered.

Meeting adjourned at 9:30 p.m.

(See over for approvals)

Respectfully submitted,  
  
Frank R. Goodwin, Secy.

Approvals:

Walter D. Fisher

Roland E. Denby

James O. Hamilton

Russell L. Keith

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES  
Regular Meeting, Feb. 11, 1981

Called to order by Chmn. Gardner at 7:30 p.m.; others present were Mrs. Hamel and Messrs. Hamilton, Keith, Denby and F. Goodwin.

MINUTES

Mrs. Hamel moved, Mr. Keith seconded and the vote was unanimous to approve the minutes of the Jan. 28th meeting. Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to approve the minutes of the March 27, 1980 meeting which were inadvertently overlooked.

COMMUNICATIONS & BILLS

Notice of the Feb. 17th meeting of the Town Council

REPORTS OF OFFICERS AND COMMITTEES

The Treasurer reported the receipt, in January, of \$500.00 from the Town and an expenditure of \$53.14, leaving a balance of \$573.29. Mr. Denby moved, Mr. Keith seconded and the vote was unanimous to accept the report as read.

OLD BUSINESS

Zoning: The Secretary reported that the proposed revisions to the Ordinance were printed and ready for use. It was decided not to hold hearings until after Town Meeting.

Mr. Hamilton called attention to the fact that an inconsistency existed on the official zoning map and moved that the zonal boundary between the Village and the Agricultural/Residential zones as shown on maps 2, 21, 22 and 23 be revised to follow the southeasterly boundary of the former railroad right-of-way. This was seconded by Mr. F. Goodwin and unanimously voted.

After the original adoption of the existing zonal boundaries Mr. William Randel, of West Rd., expressed a dissatisfaction with those in the vicinity of his residence. Mr. Randel's desires will have to be known before any action can be taken. The Secretary will request from Mr. Randel his proposal. It was noted here that any other land owner whose property would be involved would have to be notified.

Road Standards: Many months ago Mr. Gardner worked up a proposal for Town road standards. The matter was tabled at that time due to lack of agreement. Taking this matter up again, Chmn. Gardner appointed Mr. Hamilton to chair a committee to finish the job. He also turned over to Mr. Hamilton all his work papers along with his proposals which he had developed as a result of much research of the road standards of other towns similar to Waterboro to use as he deemed advisable. Mr. Hamilton enlisted Mr. Denby and Mr. F. Goodwin to assist him and called a meeting for Monday the 16th at the Town House at 7:00 p.m.

NEW BUSINESS

Septage Disposal: After some discussion of the matter of the Town's responsibility to provide for septage disposal, and having in mind an earlier appeal from the Selectmen for any ideas the Planning Board might have, it occurred to the Board that the Town has detailed soils maps which should be invaluable in such an investigation. It was suggested that an effort be made to have a member of the D.E.P. come to Waterboro to review the maps with the Board to, at least, select some areas which, according to the soils maps, would be most likely to provide a suitable location for a detention basin and a disposal area. Mr. Hamilton moved, Mrs. Hamel seconded and the vote was unanimous to approach the D.E.P. with this proposition.

Town Road Discontinuance: In accordance with Title 30, Section 3026 MRSA, the Planning Board reviewed the proposed discontinuance of Emery Rd. (in part), Cross Rd. and Mountain Rd. Believing that, if they might be of value in the future, it would too far ahead to judge at this time, therefore, the Board decided to concur with the proposed discontinuance.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

Approvals:

*Robert E. Derby*

*Russell R. Keith*

*Cleason Hamel*

*James O. Hamilton*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, March 11, 1981

Called to order at 7:30 pm. by Vice Chairman Denby; others present were Mrs. Hamel and Mwsrs. Hamilton, Keith & Frank Goodwin. Mrs. Hamel was empowered to vote.

MINUTES

Mr. Keith moved, Mrs. Hamel seconded and the vote was unanimous to accept the minutes of the Feb. 11th. meeting as written.

COMMUNICATIONS & BILLS

Copy of Power Permit for John Thornton.  
Use Application by Clyde Van Tassell.  
Application to renovate by Nesselrodes.  
Application to construct Garage- Hamel.

OLD BUSINESS

Zoning Revisions: Discuss hearing in April  
Building & Use on substandard lots: The Secretary distributed a statement for the Board's consideration, as its stand on this matter, for whatever action it will deem necessary, at the next meeting.

Arrowhead Lots: The attitude which the Board will take at the Town Meeting was discussed. Chmn. Gardner's report will be supported. The discussion brought out the fact that deed covenants are irreversibly imposed upon all lots for use as single family dwellings. In view of this there would be little use for the Town to retain any lots except for speculation, since the covenants would prohibit the use for anything but dwellings.

NEW BUSINESS

Nesselrodes: The Nesselrodes applied for approval to renovate the Old Forge building in So. Waterboro. They intend to restore it to its former appearance, establish living quarters on the upper floors and a boutique on the first floor where jewelry and costumes will be sold. They propose to use an enclosed tank for septage disposal. They further propose to construct a "bath house" as an accessory structure and to pave the entire lot with bricks.

It being an existing structure on a substandard lot of record the application was approved provided all State Laws could be met and that the restoration and renovation is done in accordance with the proposed intent. Moved by Hamilton seconded by Mr. Keith and unanimously voted.

Van Tassell requested use approval to hold auctions weekly in the Grange Hall on West Rd. The Board regards this a "type" of retailing as in Section 3.04,02, item 7 on page 10 of the Zoning Ordinance which is a permitted use requiring no approval. Mr. Keith moved, Mrs. Hamel seconded and this decision was unanimously approved.

John Hamel: The Hamel's applied for approval to build a 2-car 24'X28' garage on their substandard lot. Mr. Keith moved, Mr. Denby seconded and the vote was unanimous to allow it as shown on the accompanying plan.

Meeting adjourned at 10:00 pm.

Respectfully submitted,

*Frank R Goodwin*  
Frank R. Goodwin, Secy.

Approved by:

*Roland E. Denby*  
*James Hamilton*  
*Kleason Hamel*

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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting - April 8, 1981

Called to order at 7:40 pm by Vice-Chairman Denby; others present were Mrs. Hamel and Messrs. Hamilton and F. Goodwin. Mrs. Hamel was empowered to vote.

MINUTES: Mr. Hamilton moved, Mrs. Hamel seconded and the vote was unanimous to accept the minutes of the March 11th. meeting as written.

COMMUNICATIONS & BILLS:

Robert Paquette - foundation  
DEP - Questionnaire re: stump dump

OLD BUSINESS:

Road Specs - defferred pending more information.  
Zoning - Hearing on proposed revisions to be held April 29th.  
at 7:00 pm.

NEW BUSINESS:

Robert Paquette: Application for constructing foundation under existing house. Mrs. Hamel moved, Mr. Goodwin seconded and the vote was unanimous to approve the application.

Stump Dump: Mr. Hamilton moved, Mr. Goodwin seconded and the vote was unanimous that the site be inspected at 9:00 am on April 9th. by Messrs. Denby, Hamilton and F. Goodwin, then, if found satisfactory, the questionnaire be immediately signed by Vice-Chmn. Denby and mailed to the D.E.P.

Code Enforcement Officer: Mr. Silva called the Board's attention to an apparent violation of the subdivision law by Manomet, on lot 27, Map 6. The Board will investigate.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin  
Secretary

Approved by:

*Roland E. Denby*  
*Jained Hamilton*  
*Frank R. Goodwin*

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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting - April 15, 1981

Called to order by Vice-Chmn. Denby at 7:30 pm; others present were Mrs. Hamel, Messrs. Keith & F. Goodwin. Mrs. Hamel was empowered to vote.

The meeting was called to discuss the iminent hearing on Zoning revisions.

At the April 8th. meeting it was voted to hold a hearing on the proposed revisions. At this meeting Vice-Chmn. Denby called attention to Section 13.04 which sets forth the process. As a result, Mr. F. Goodwin moved, Mr. Keith seconded and the vote was unanimous to rescind the previous vote and to postpone the hearing until all preliminary requirements would be fulfilled.

Mr. Silva, CEO, was present and proposed that, in section 12.01, under Building Permit, in the last sentence, all beyond "\$5.00" be deleted. The Board accepted the proposal.

Meeting adjourned at 8:35 pm.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin  
Secretary

Approved by:

*Robert E. Denby*  
*Russell R. Keith*

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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES  
Regular Meeting, April 23, 1981

Called to order by Vice Chmn. Denby at 7:40 p.m.; others present:  
Frank Goodwin; Mr. Hamilton was absent due to illness.

Since there was no quorum, and no applicants, no business  
was conducted. This situation was discussed, recognizing that  
this Board should be a responsible part of town government and  
the delay in processing of an application could be of vital  
significance to the applicant. Thankfully, it occurs on but  
few occasions during the year.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,

*Frank R Goodwin*  
Frank Goodwin, Secy.

Approvals:

*Roland E. Denby*



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

MINUTES

Special Meeting - May 6, 1981

Called to order at 7:45 pm by Vice Chmn. Denby; others present were Messrs. Hamilton, Keith, Casey and F. Goodwin. Mr. Dunn was also in attendance.

MINUTES: The Minutes of April 8 and 15 were approved as written.

COMMUNICATIONS & BILLS:

Request by Selectmen for representative to the Road Review Committee.

Notice of hearing by Appeals Board, May 20th.

Letter from William Randel re: zoning.

Receipt of a copy of Scarborough's Street Acceptance Ord.

Notice of intent to file by Hoffman in Arrowhead.

Notice of workshop by SMRPC at Massabeis High School, May 20th.

REPORTS OF OFFICERS & COMMITTEES:

Mr. Hamilton, as chairman of the Road Standards Committee, reported that, due to the impending shift of responsibility from the State to the Town for maintenance of State Aid roads and the lack of expertise in developing specifications for such roads as would be feasible for town roads, the Committee decided to and did call in Land Use Consultants. Messrs. Haynes and Stinson from Land Use came to a meeting of the Committee on April 22nd. when the needs of the towns were discussed. Land Use agreed to give the Committee an estimate of the cost for their services and an outline of their approach. Nothing has, as yet, been heard.

OLD BUSINESS:

Zoning: Mr. F. Goodwin brought two additional possible revisions for the zoning ordinance; one regarding requirements that certain activities and uses would be permitted only with direct access to a state aid road, and the other relating to stricter conditions with regard to location of bulk fuel depots, general construction equipment martialing areas, junk yards, used car salvage lots, etc.

It was proposed that the state aid road requirement be abolished and the lot size for junk yards, etc. be increased and that setbacks for both fuel depots, etc. and junk yards be increased.

He also recalled attention to section 13.04 specifically paragraph 2 on page 56 and the requirement for individual lot owner notification. He was directed to discuss the matter with Town Counsel.

Election of Officers: Mr. Hamilton nominated and Mr. Denby seconded, there being no other nominations, and vote was unanimous for Mr. F. Goodwin as Chmn. for 1981. Mr. Hamilton nominated and Mr. Keith seconded, there being no other nominations, and the vote was unanimous for Mr. Denby as Vice Chmn. for 1981. Mr. F. Goodwin nominated and Mr. Denby seconded, there being no other nominations, and the vote was unanimous for Mr. Keith for Secretary/Treasurer for 1981.

Dunn: Mr. Keith moved, Mr. Casey seconded and the vote was unanimous to approve Mr. Dunn's application to build as indicated on the application on lot 19, map 37.

Lannigan: The Board needs to know the actual lot size and the date the home was established on his lot before it makes its decision.

NEW BUSINESS:

Mr. Hamilton was appointed representative to the Road Review Committee.

Mr. Keith pointed out that, employed as he is, it would be difficult for him to attend to the various duties without a clerk to take and prepare the minutes, plus some of the other typing and filing chores. Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to request the Selectmen to make available to the Planning Board someone to assist the Secretary and, if this is not possible, the Planning Board should consider hiring someone paying her/him out of Planning Board funds.

Manomet: Attention had been called to a possible violation of the Subdivision Regulations on its property fronting on West Road. Mr. Frank Goodwin reviewed the transactions there, and there had indeed been a violation by virtue of the sequence in which Manomet had sold the property but it did not appear to have been done to skirt the law. Mr. Hamilton moved, Mr. Keith seconded, and the vote was unanimous to notify Manomet of the violation stating that, since it had been done inadvertently and since it did not defeat the purpose of the law, no action will be taken as long as ownership of the remaining lot #27, 19A, more or less, is not transferred within 5 years from the date of transfer of lot 27C, March 3, 1980 without coming for subdivision approval.

Septage Dumping: Mr. Hamilton reported on a meeting which he attended that dealt with locations for the dumping of septage. The DEP will color up a soils map showing locations it deems suitable and will provide a method of treatment of septage to expedite the use of the dumping area. He reports that the Planning Board will be involved in these matters in the future.

Respectfully submitted,

*Frank R. Goodwin*

Frank Goodwin  
Secretary

Approved by:

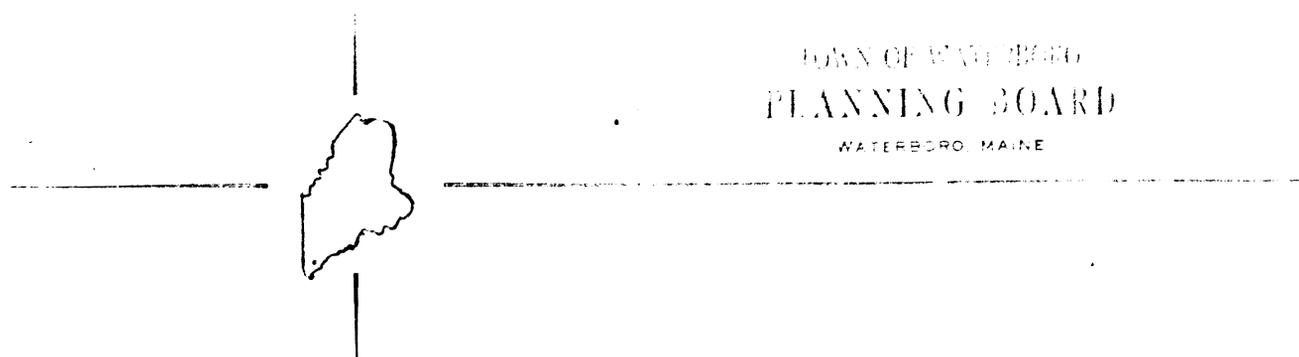
Roland E. Derby

Tom Casey

Russell R. Keith

James Hamilton

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TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE

REGULAR MEETING OF THE PLANNING BOARD, MAY 13, 1981

The meeting was called to order at 7:30 p.m., Chairman Frank Goodwin presiding. Misters Denby, Casey, Hamilton, and Keith were also in attendance.

Mr. Goodwin transferred the account ledger, checkbook, and petty cash to the secretary/treasurer for 1981, Mr. Keith.

I. MINUTES OF PREVIOUS MEETINGS:

Minutes of the special meeting held ~~4/~~16/81 were read and unan-  
imously approved.

II. COMMUNICATIONS AND BILLS:

- A. Portland Press Herald notice of meeting: \$5.31
- B. There will be a meeting June 2, at 8:00 p.m., to discuss Septic Tank Waste Disposal Alternatives, members were urged to attend.

III. REPORT OF OFFICERS AND COMMITTEES:

Mr. Keith presented the treasurer's report, which was unani-  
mously accepted.

IV. OLD BUSINESS:

A. Zoning Revisions:

Mr. Goodwin reported that Town Council, Roger Elliot, was reviewing section 13 of the zoning ordinance which would require all residents to be notified, by registered mail, for the impending general zoning revisions.

The ordinance also requires town council review of all revisions, Mr. Goodwin will discuss this cost with the Selectmen.

B. Road Standards:

Mr. Hamilton, Chairman of the Road Review Committee, presented a proposal from Land Use Consultants of Portland, to develop road standards for the town.

Their proposal was discussed at length and considering two years have passed, and the many hours that have been expended by both the planning board and road committees without a resultant standard, it was agreed to accept the \$1,600.00 proposal. Mr. Hamilton moved, Mr. Denby seconded, and the vote was unanimously to authorize Land Use Consultants to proceed.

C. Mr. Lannigan:

This building application request a garage addition to a lot on the Old Alfred Road, and had somehow bypassed the planning board. An Appeals Board Hearing has been scheduled for 5/20/81, at 7:30 p.m.

A review of the application revealed no date of submittal and a undefined location for the garage. Mr. Denby will research the application and provide the information to Mr. Keith, who will attend the appeals hearing.

D. ~~Mr.~~ Manomet:

Mr. Goodwin has notified Mr. Manomet in writing concerning the unintentional illegal subdivision created on West Road. No further action by the board is required.

V. NEW BUSINESS:

Mr. Hamilton moved, Mr. Denby seconded, and the vote was unanimous to elect Mr. Casey to the position of Assistant Secretary.

VI. ADJOURNMENT:

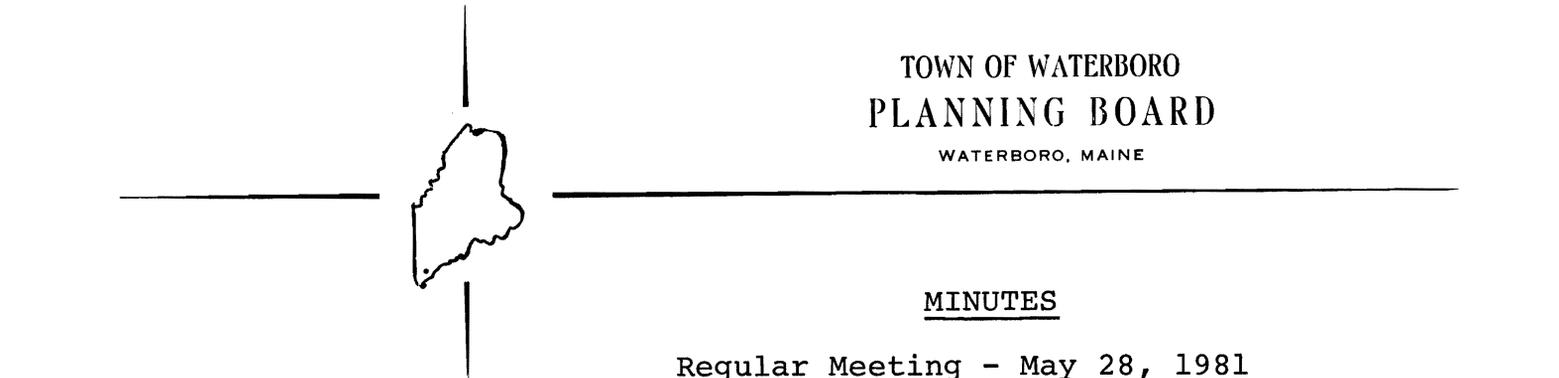
The meeting was closed at 8:45 p.m.

Respectively submitted,

*Russell L. Keith*  
Secretary/Treasurer

APPROVALS:

*Richard E. Denby*  
*James Hamilton*  
*Carl Casey*



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

MINUTES

Regular Meeting - May 28, 1981

The meeting was called to order at 7:30 pm, Chmn. F. Goodwin presiding. Also attending: Dan Casey, Roland Denby, Russ Keith, James Hamilton.

I - Minutes of Previous Meetings:

Minutes of the 5/13/81 meeting were read and approved. The original must be retrieved from Town Clerk's file for approval signatures.

II - Communications and Bills:

1. A letter was received from Roger Elliot concerning zoning ordinance revisions.
2. An Appeals Board Hearing has been called for 6/9/81 to review an appeal by Paul Tebbetts. Mr. Keith will attend.
3. The monthly Charter Commission minutes were distributed for reference.
4. A power permit by Mr. Contois was noted.
5. An invoice (#1124) of \$385.24 was received from Land Use Consultants for services rendered to the Road Review Committee. It was voted to hold payment until a more detailed invoice was provided. Land Use Consultants was so notified.

III - Reports of Committees:

1. Roland Denby reported on the Planning Board workshop given by Southern Maine Regional Planning.
2. Mr. Keith made note of the Appeals Board Hearing of 5/20/81 regarding the Lannigan building permit and Jones building violation at Sherburne Lake.
3. Roland Denby gave a report on the Selectmen's meeting of 5/19/81.
4. Frank Goodwin reported that the Selectmen have approved compensation for Planning Board members.

IV - Old Business:

1. Road Standards: Walt Stinson of Land Use Consultants was present at this meeting. The model road standards of S.M.R.P. and Road Access Control Ordinance were reviewed and general direction given to Mr. Stinson. He will keep the Board informed of the Road Standard Progress.

It was determined that Waterboro should have a Road Status Log Book recording road width, abandonments, etc. A memo will be issued concerning this fact and put in the State Aid Road file.

2. Zoning Revisions: Roger Elliott's letter of 5/13/81 which suggests that all town residents be notified by mail of the impending revisions will be discussed with the Selectmen by Mr. Goodwin. Roland Denby will review the Ordinance highlighting the current 1,000 ft. requirements for certified notifications.

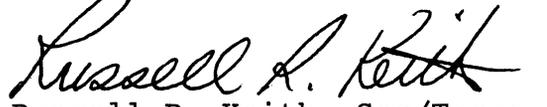
V - New Business:

1. Earl Pennell's request to revise the Homestead Acres subdivision on Ossipee Hill Road was discussed. He will submit a revised plan at the 6/10/81 meeting.
2. Septage Review: Mr. Hamilton will represent the Board at the 6/2/81 Selectmen's meeting on the subject and review the available information with Dan Casey.

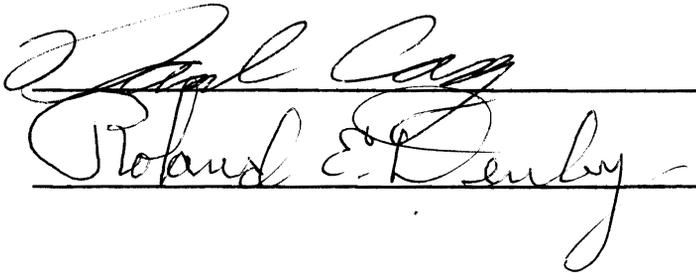
VI - Adjournment:

The meeting was closed at 9:45 pm.

Respectfully submitted,

  
Russell R. Keith, Sec/Treas.

Approved by:

  
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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, June 10, 1981

The Meeting was called to order at 7:30 pm., Vice Chairman Roland Denby presiding. Daniel Casey, Eleanor Hamel and Russell Keith, also in attendance. Mrs Hamel was empowered to vote. Mr. Hamilton arrived at 8:00

I. Minutes of Previous Meetings:

The minutes of 5/28/81 were approved as presented.

II. Communications and Bills:

None.

III. Reports of Committees:

Mr. Keith reported on the Appeals Boards Hearing of 6/9/81, concerning the pool permit requested by Paul Tebbetts. The variance was approved.

It was also noted that the Zoning Ordinance should be revised to expressly mention swimming pools and fences required. There is no State Law covering this subject.

VI. Old Business:

1. Zoning revisions: Frank Goodwin to review the certified mailing costs with the Selectmen.
2. Road Standards: Land Use Consultants, Inc. will keep the Board informed of their progress.
3. Septage Report: Dan Casey reported on the meeting held 6/2/81 with Southern Maine Regional Planning and D.E.P. representatives.

Brian Chernack of S.M.R.P. attended this Board Meeting to update the members. The D.E.P. has allocated \$7,000. for a site feasibility study in Waterboro and surrounding towns which will be handled through S.M.R.P.

V. New Business:

Homestead Acres Subdivision: Jerome Wills presented a revised final plan creating an additional 2 lots on this previously approved plan. Mrs.Hamel moved, Mr. Casey seconded and the vote was unanimous to accept the revision. A check for \$50.00 was presented for the subdivision.

VI.Special Interest:

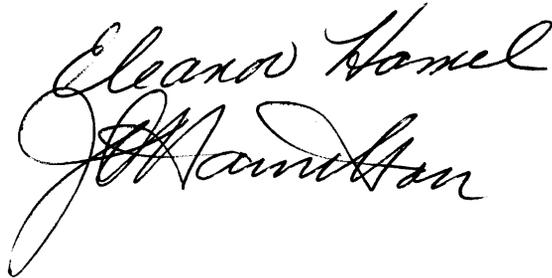
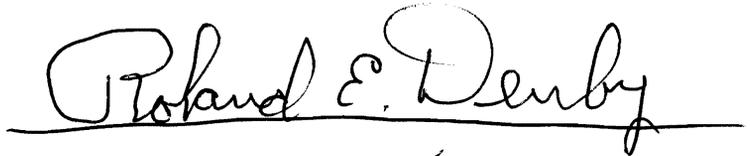
Dave Silva noted that in Section 5.03 of the Zoning Ordinance there is no time limit stipulated for completion of paving in parking areas.

VII.Adjournment: Meeting ajourned at 9:00 p.m.

Respectfully submitted,



Russell R. Keith, Secy/Treas.



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting - June 25, 1981

The meeting was called to order at 7:45 pm, Chairman, Frank Goodwin presiding. Also attending were Mrs. Hamel and Mr's. Denby, Hamilton and Keith. Mrs. Hamel was empowered to vote.

I - MINUTES OF PREVIOUS MEETINGS

The June 10, 1981 minutes were approved as presented.

II - COMMUNICATIONS AND BILLS

A statement was received from Sanford Savings adding \$2.51 interest to the Boards' account for a total balance of \$555.07.

III - REPORTS OF COMMITTEES

Roland Denby reported on the June 16, 1981 Selectmen's meeting.

IV - OLD BUSINESS

1. Zoning Revisions: The Board agreed with Mr. Goodwin's suggestion to delete the zoning boundary change from the proposed revisions to eliminate the necessity of certified mail announcements.

Mr. Denby had reviewed the Ordinance for certified mail requirements within 1,000 ft. of revisions and noted they appeared on pages 4, 22, 32, 47, 55, 56 and 65.

The Board reviewed each of these requirements and either reduced (to 200 ft.) or eliminated the requirement on pages 4, 22, 47, 55 and 56. Pages 32 and 65 remain unchanged.

2. Road Standards: No word has been received from Land Use Consultants since the June 10, 1981 meeting.

3. Septage: Mr. Hamilton stated no additional information at this time.

4. Manomet Subdivision, West Road: Mr. Goodwin received correspondence from Paul McElhinney stating that the previous noted violation was not correct. Mr. Goodwin will further search these transactions.

V - NEW BUSINESS

1. Richard Doggett (tel. 247-6006) appeared before the Board to inquire about the zoning regarding auto body repair shops on Route 5 where his lot is. He was advised to apply for a building permit since this was a recommended use.

2. Fred Wilson, builder, representing Erving Wescott of North Billerica, Mass., presented plans for a Geodesic Dome Home to be constructed on Lot A534, Map 44 in Lake Arrowhead Estates.

Mr. Wilson had revised his plan which was approved by the Code Enforcement Officer to include an attached garage. This addition did not allow the 35 ft. required set back to be met. Being a grandfathered lot, the Board approved a 22 ft. sideline setback per section 2.08, page 6 of the Zoning Ordinance. Mrs. Hamel moved, Mr. Denby seconded and the vote was unanimous to accept this application.

3. Peter Leavitt's application to the Saco River Corridor Commission to rebuild a fire damaged home was noted.

4. A sign violation issued to Clint's Marine was reviewed.

The meeting was adjourned at 9:35 pm.

Respectfully submitted,

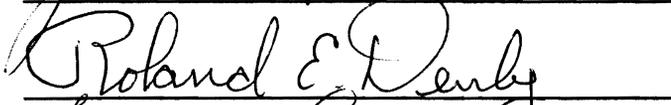


Russell R. Keith  
Secretary/Treasurer

Approved by:



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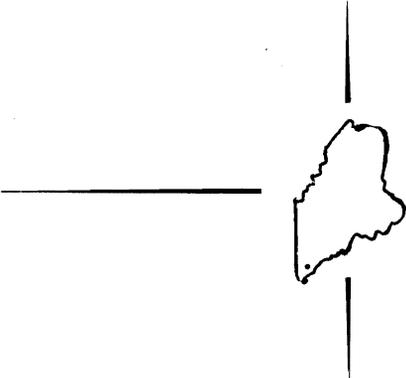
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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

MINUTES

Regular Meeting - July 8, 1981

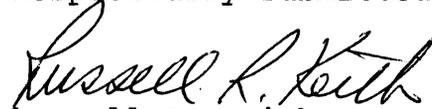
Members present: Roland Denby and Russell Keith. James Hamilton arrived at 8:00 pm.

Since no quorum was present, the notes given below are for informational purposes only.

Brian Chernack from Southern Maine Regional Planning presented several marked maps indicating the D.E.P. soils analysis of Waterboro. The maps were reviewed. Mr. Chernack will provide lot numbers and owners names of the recommended areas for the July 23, 1981 meeting. The areas under consideration are in fields which have immediate access to year round roads.

Members are urged to contact the secretary if they cannot attend to avoid aborting meetings such as this one.

Respectfully submitted,



Russell R. Keith  
Secretary/Treasurer



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING OF THE PLANNING BOARD, JULY 23, 1981

Attendance: Frank Goodwin, Chmn., Roland Denby, James Hamilton,  
Russell Keith.

Visitors: Thomas Cole of the Lake Arrowhead Association and  
Brian Chernack of Southern Maine Regional Planning  
were also in attendance.

I. MINUTES OF PREVIOUS MEETINGS:

The minutes taken at the July 8, 1981 unofficial meeting  
were received and filed.

II. COMMUNICATIONS AND BILLS RECEIVED:

- A. Minutes of the Conservation Commission 6/8/81 meeting.
- B. Correspondence from S.M.R.P.C. concerning septage sites.

III. TREASURERS REPORT:

Delayed until next meeting, the bank statement has not  
yet been received.

IV. REPORTS OF COMMITTEES:

Roland Denby reported on the 7/21/81 Selectmen's Meeting.  
Topics mentioned were:

1. Lions Club progress on the Old Elementary School Clinic.
2. Cable TV Ordinance being authorized by the Selectmen.
3. New Dump site waiting D.E.P. reply.
4. Lake Arrowhead Lots, 9 lots are pending sale from  
the Special Town Meeting.
5. Bottle Club Ordinance was passed.
6. The C.E.O., David Silva, requested an increase in  
the Building Permit fees to a \$10.00 min., to cover  
present costs.

V. OLD BUSINESS:

1. Septage Project:

Brian Chernack reviewed the septage maps and proposed dump sites with the Board. The field sites can only be used when the ground is free of frost, May thru October. S.M.R.P.C. will be negotiating with the Sanford Sewer District, on Waterboro's behalf, to accept our septage during the winter months, Nov. to April.

S.M.R.P.C. will also supply an informational package which we may use in discussing this spreading of septage with land owners of potential sites. They will also assist in any D.E.P. applications.

2. Manomet Subdivision, West Road.

Mr. Goodwin, reported that an error in Town records misled the Board in deciding that this was an illegal subdivision. A letter from Paul McElhinney, on Manomet Corp. behalf clarified the land transactions, no illegalities exist. The secretary will notify Manomet Corp. of our error.

VI. NEW BUSINESS:

1. Carleton Banks Building Permit Request:

The Board will accept this application if Mr. Keith's on site inspection scheduled for 7/24/81 is favorable.

2. Mr. Goodwin presented additional articles for consideration in the upcoming Zoning Ordinance Revisions.

The Board will better define the word "structure" for the purpose of interpretation in the Ordinance and also review signs requiring a permit on page 31.

Meeting adjourned at 9:50 pm.

Addendum: 7/24/81

A review of Carleton Banks camp on Ossipee Lake revealed a 5'-0" setback from the water. The new foundation should be limited to a frost wall only.

Approved by:

James Hamilton  
Roland E. Derby  
Frank A. Gaudin

Respectfully submitted,

Russell R. Keith  
Russell R. Keith, Secy/Treas.



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

MINUTES

Regular Meeting - August 12, 1981

Members present: Frank Goodwin, Roland Denby and Russell Keith.

Since no quorum was present, the notes given below are unofficial and for informational purposes only.

The secretary is to contact Dave Haines or Stan Goodnow of Land Use Consultants and see where the detailed invoice is for \$385.25 that the Board requested in May.

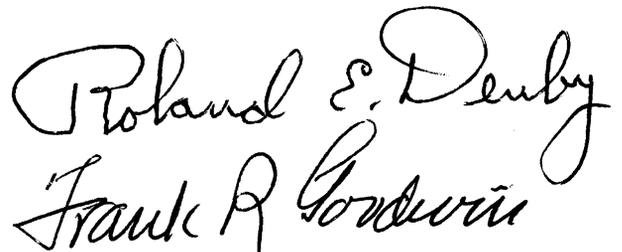
The members were urged to think of better definitions for "structure" and "permanent foundation" for use in the zoning ordinance.

The Matthew E. Flaherty building permit was set aside until the next meeting.

Respectfully submitted,



Russell R. Keith  
Secretary/Treasurer





TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

MINUTES  
Regular Meeting - August 27, 1981

Called to order at 7:45 pm by Chmn. Goodwin; others present were Mrs. Hamel, James Hamilton and Roland Denby. Mrs. Hamel was empowered to vote.

MINUTES:

Mr. Denby moved, Mr. Goodwin seconded and the vote was unanimous to accept the minutes of the Aug. 12, 1981 meeting as written.

CORRESPONDENCE & BILLS:

From Land Use Consultants, re: Stump Dump.  
From MMA, dues notice for 5 members.  
From Land Use Consultants, certification of notice to abutters.  
From Atty. McElhinney, re: amendments to restrictions to lots in Buff Brook Ests.  
From DEP, copy of waste discharge license for So. Maine Metal Finishing.  
From Drown Agency, request for certification of buildability of lot 34, Map 10 (referred to CEO for reply).  
Application by Robert Dube to move a building to his lot.  
Application by Dominic Secondiani to add more deck area to cottage.  
Application by W. Damon Porter, Jr. to demolish existing boat house and to build a new one.  
Application by Mathew Flaherty to build foundation under cottage.  
Application by Elwood & Josephine Braun to erect a cottage on lot 34, Map 10.

REPORT OF OFFICERS & COMMITTEES:

Mr. Denby is amassing pertinent information on all Town Roads.  
Nothing has been heard from Land Use Consultants on road standards - Chmn. will check up on it.  
SMRPC is still awaiting for communications from DEP re: septage disposal. Mr. Goodwin reported that one resident has indicated considerable interest in the use of his property for the purpose and will write the Planning Bd. stating conditions.

OLD BUSINESS:

Mathew Flaherty applied for approval to place a foundation under his cottage including a bulkhead to it. Mrs. Hamel moved, Mr. Hamilton seconded and the vote was unanimous to grant it.

Zoning: The final revision (hopefully) to the Zoning Ordinance was discussed and approved.

NEW BUSINESS:

Elwood & Josephine Braun applied for approval to build a cottage on lot 34, map 10. Mrs. Hamel moved, Mr. Denby seconded and the vote was two in favor, one abstaining.

W. Damon Porter, Jr. applied for approval to demolish a "converted" 8' X 20' boat house and to build a 12' X 20' boat house in its place. Since the two could not be congruent there was a question about its orientation, and its height. There was uncertainty as to what "converted" meant and did it mean that the new boat house would also be "converted". The sketch did not show its proximity to the property line. Mr. Hamilton Moved, Mrs. Hamel seconded and the vote was unanimous to remand the application to the CEO for more information.

Dominic Secondiani applied for approval to construct additional deck along one end and a partial side (to meet an existing deck) of his cottage. The dimension to the side lot line was lacking. Mrs. Hamel moved, Mr. Denby seconded and the vote was unanimous to remand the application to the CEO for a plot plan showing the setbacks.

Robert Dube applied for approval to move a 14' X 20' 2-story building onto his lot (Camp 59, lot 11). Mr. Denby moved, Mrs. Hamel seconded and the vote was unanimous to remand the application to the CEO for a check on the ownership of the lot, the height of the building and a plot plan showing the location of the building including setbacks.

MMA - Mr. Denby moved, Mr. Hamilton seconded and vote was unanimous to renew subscription to the Maine Townsman for five members (\$25.00).

Waste Transfer Station & Stump Dump: Mrs. Hamel moved, Mr. Denby seconded and the vote was unanimous to favor the latest proposal, project #07-7562-31260.

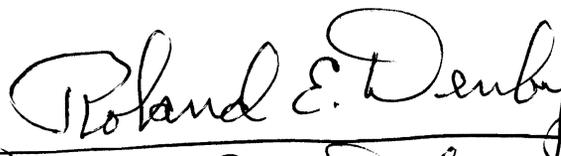
Buff Brook Estates: The proposed amendments to the restrictions on the lots as stated in a letter from Atty. McElhinney dated Aug. 26, 1981 met with the approval of the Board.

Meeting adjourned at 10:30 pm.

Respectfully submitted,



Frank Goodwin  
Chairman &  
Acting Secretary



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

September 9, 1981

- I - The meeting was called to order at 7:30 pm, Chmn. Frank Goodwin presiding. Roland Denby, James Hamilton and Russell Keith were also in attendance.
- II - Minutes of Previous Meetings: The Aug. 27, 1981 minutes were read and approved.
- III - Communications & Bills:
1. Interest received from the Board's account at Sanford Savings amounted to \$2.48.
  2. A preapplication for subdivision was received from Douglas Evans.
  3. A copy of intent to file was received from the Saco River Corridor Commission for Patrick Michaud.
- IV - Reports of Officers and Committees:
1. Roland Denby reported on his progress in establishing the current status of town roads. There are approximately 162 roads. He will continue to research back records to determine their status, eg. active, accepted, abandoned.
  2. Jim Hamilton noted that Land Use Consultants has not kept us informed of their progress in developing the new Road Standards. They will be notified of this fact.
- V - Old Business:
- Mr. Goodwin presented additional zoning revisions for the Board's consideration. They were discussed and modified but will be included in the proposed revision.
- VI - New Business:
- Mr. Jeff Greenhalgh of Federal St., Waterboro presented a pre-application plan for a 31 lot subdivision located between Middle and West Roads. Mr. Greenhalgh was representing the owner, a Mr. Doug Evans from River Rd., Kennebunkport. There is some confusion as to just which property is owned by Mr. Evans, lots 40 and 55, or 40 and 57, on Map #3. Mr. Greenhalgh will resubmit the application using the required 5 acre minimum lot size, instead of his proposed 2 acres. Also copies of the property deeds will be presented at the Board's Sept. 24th. meeting.
- VII - Adjournment: The meeting was adjourned at 10:18 pm.

*James Hamilton* 9/24/81  
*Roland E. Denby* 24 Sept, 81

Respectfully submitted,  
*Russell R. Keith*  
Russell R. Keith  
Secretary/Treasurer



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

Minutes - September 24, 1981

Attendance: Frank Goodwin, Chairman; Roland Denby; James Hamilton; and Russell Keith.

I-Minutes of Previous Meetings:

Minutes of the 9/9/81 meeting were approved as presented.

II - Communications and Bills:

- A. Sept. statement received from Sanford Savings.
- B. Renewal notice from Maine Townsman magazine.
- C. Violation notices of Roger and Jean Chick.
- D. Robert Goodwin's resignation from the Board.
- E. Correspondence copies from Robert Fay to David Silva.
- F. Correspondence copies from Robert Fay to Brenda Leighton.
- G. Letter from Land Use Consultants.

III - Reports of Committees:

James Hamilton reported that there has been no further communication from Brian Chernack of SMRP concerning the Septage Project.

Roland Denby reported on the highlights of the latest selectmen's meeting. Topics included Ossipee Hill Road improvements, Lake Arrowhead Lot Sales, Dump Site Developments, Ossipee Lake Rest Area, SAD #57 Proportionment proposal and Charter Commission meeting.

IV - Old Business:

- A. Damond Porter building permit: Approved based upon the results of the Sept. 13, 1981 on-site inspection.
- B. Zoning Revisions: Frank Goodwin distributed the final revisions. The Town Clerk will put them into the previously printed booklets.
- C. Doug Evans Subdivision: Mr. Jeff Greenhalgh presented a preapplication plan for a 4-lot division of the property of lots 40 & 57 on map 3. An on-site inspection was established for 9/28/81 at 1:30 pm. These lots are approximately 20 acres each.
- D. Robert Dube building permit: The vote was unanimous to approve this permit for lot 59, map 11.

V - New Business:

- A. Mr. Raymond Dolbec inquired as to the zoning applicable to the 30.88 acre parcel on the north side of Pigeon Brook. Reference lot 71, map 13.
- B. Russell Wright Building permit: Mr. Denby moved and the vote was unanimous to approve this permit for a foundation under an existing camp on lot 1, map 33.

- C - Pauline Gagne building permit: Mr. Keith moved and the vote was unanimous to approve this request.
- D - John Hamel Great Pond Request: The Board found no objection to this request to rebuild a retaining wall.
- E - Nickalas Ferraris Great Pond Request: The Board was unaanimous in finding no objection for this request to rebuild a permanent dock mooring on lot 15, map 31.
- F - Lesley Leighton minimum lot size application to the DEP : The Board has no involvement at this time and remanded this application to the Code Enforcement Officer.

VI - Adjournment:

The meeting was adjourned at 11:07 pm.

Respectfully submitted,



Russell Keith  
Secretary/Treasurer

Approved by:



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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

Oct. 14, 1981

Attendance: Russell Keith, James Hamilton and Jeff Greenhalgh.

Since no quorum was available, the notes given below are for informational purposes only.

A notice from the Selectmen appointing Mr. Jeff Greenhalgh as an associate member was received.

Since there was no urgent business to conduct, the correspondence received will be placed on the 10/22/81 agenda.

Respectfully submitted,



Russell R. Keith  
Secretary/Treasurer



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

MINUTES

Regular Meeting - Oct. 22, 1981

- I - Attendance: Frank Goodwin, Roland Denby, Eleanor Hamel, Russell Keith and Jeff Greenhalgh. Mr. Greenhalgh was empowered to vote.
- II - Communications and Bills:
1. A bill received from Nancy Brandt for \$28.00 for typing services on the revised zoning ordinance.
  2. A letter from the Selectmen appointing Mr. Greenhalgh to a one-year alternates position on the Board.
  3. Notice of violation of Stuart Gannett.
  4. Note from Dan Casey regarding his absenteeism.
  5. Notice of Appeals hearing for Roger & Jean Chick.
  6. Note from Selectmen on pg. 2, sec. 2.04 of ordinance.
  7. Jan & Mary Antonik intent to file with SRCC.
  8. Les Leighton request for min. lot size waiver from DEP.
  9. Sanford Savings interest statement.
- III - Treasurers Report:  
Interest received in September was \$2.49 leaving an account balance of \$552.47. The report was unanimously accepted as read.
- IV - Field Trips:  
Mr's. Hamilton and Denby walked the property of the Doug Evans subdivision proposed for Middle Road. No unusual problems were noted and Mr. Greenhalgh, Mr. Evans representative, was advised to proceed with the preliminary plan.
- V - Reports of Committees:  
Roland Denby reported on the latest Selectmen's meeting. Highlights included the completion of the State rest area and boat launch acquisition. The DEP has also accepted the stump dump and transfer station sites. Test borings are still to be completed.
- VI - Old Business:
1. Doug Evans Subdivision: Mr. Greenhalgh presented a tentative sketch plan which now identifies this project as a 4 lot subdivision which includes four, 4-unit condominiums. No adverse comments were made. Mr. Evans will now submit a preliminary application. The Board noted that the starting point on the property deed should be better defined.

- 2. Road Standards: Frank Goodwin will contact Land Use Consultants and request a status report.
- 3. Septage Site Project: Mr. Goodwin will call Brian Chernack of SMRP to see if the information package is complete.
- 4. Zoning Revisions: The completed revisions will be forwarded to the Selectmen and Town Counsel for their review.

VII - New Business:

- 1. Goodrich building permit: Mrs. Hamel moved, Roland Denby seconded, and the vote was unanimous to approve the application.
- 2. Les Leighton min. lot size waiver to the DEP: The Board had no objections to the addition of two below grade apartments.
- 3. Nancy Brandt typing bill: The vote was unanimous to pay the \$28.00 fee.

VIII - Adjournment: The meeting was adjourned at 9:14 pm.

Respectfully submitted,

*Russell R. Keith*  
 Russell Keith  
 Secretary/Treasurer

Approved by:

*Hamilton*  
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*Roland E. Denby*  
 \_\_\_\_\_  
*Frank R. Goodwin*  
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11/11/81

Correction: Jim Hamilton was present at the meeting and gave input to the status of Septage and Field survey project - And Road Standards  
*Russell Keith*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Nov.11,1981

- I. Rollcall: Mr's. Goodwin, Denby, Hamilton and Keith in attendance.
- II. Minutes of previous meetings: Minutes of the Oct.22, meeting were accepted after being corrected to include Mr.Hamilton attendance and committee report.
- III. Communications and Bills:
  1. R.Bean building permit application
  2. Norman Croteau building permit application.
  3. Sanford Savings statement of 10/15/81 shows \$2.42 interest.
  4. Request from Selectmen to submit a budget for 1982.
  5. Letter from S.M.R.P.C. on Septage Site Project.
- IV. Treasurer's report: Accepted as read, current balance is \$526.89.
- V. Reports of Committees:
  1. Roland Denby reported on a panel meeting he attended of the D.E.P. & S.M.R.P.C. regarding manufactured homes (mobile) regulations. Town's were advised to review their zoning that may illegally limit mobile home installations.
  2. Frank Goodwin discussed the Road Standard Project with Land Use Consultants, Inc. Due to personnel changes they have lagged behind schedule. Land Use will provide us with a status report shortly.
  3. Frank Goodwin discussed the Septage Site Project with Brian Chernack of S.M.R.P.C. Brian will attend the next Board meeting to review their progress.
- VI. New Business:
  1. Lake Wood Hill Subdivision: Mr. Brad Smith of Surety Services Corp., Center Harbor, N.H. submitted a preapplication and preliminary sketch plan for an 8 lot subdivision on the southeast camp road of Lake Sherburne. Town maps reference 47, land previously owned by David Foss.  
The Board directed Mr. Smith to more accurately locate the proposed subdivision on Town Tax Maps, provided a copy of the deed, and approach the Lake Sherburne Association for the access road status.

2. Mrs. Foss of Ossipee Lake: Mrs. Foss inquired if a second dwelling (small trailer) could be located on Lot 2, Map 31. She is in need of a new dwelling since the camp currently on this lot is to be renovated and occupied by her sister.

The Board advised Mrs. Foss that our zoning does not allow two primary structures on the same lot. She will persue other methods to aquire a new home.

3. Norman Croteau building permit application:  
Mr. Croteau's request for a seperated two car garage was returned unapproved to the C.E.O.  
Current zoning requires additions to be attached to the existing dwelling, also a more accurate sketch plan is required.
4. R. Bean Building permit application:  
The application was returned unapproved to the C.E.O. for the following reasons: The request is to expand a non-conforming structure which is less than 10 feet from the lot sideline. This request should go to the Board of Appeals along with a more detailed lot plan, the sketch provided did not agree with the Town Tax Maps.

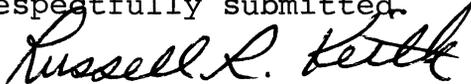
VII. Special Note:

Due to Thanksgiving holiday the Board voted to move the next meeting to Nov.23rd., at 7:30 pm.Mr.Goodwin will place notices in the appropriate newspapers.

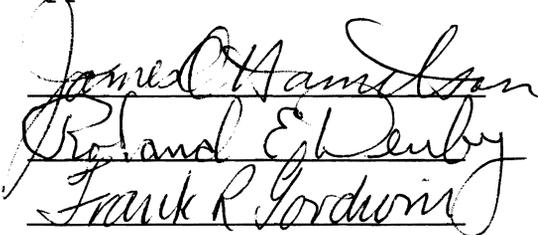
VIII Adjournment:

This meeting was adjourned at 10:20 pm.

Respectfully submitted,

  
Russell R. Keith Sec/Treas.

Approved by:





TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Minutes - Regular Meeting

Nov. 23, 1981

Regular Meeting of the Planning Board. Called to order at 7:45 PM.

- I. Roll Call: Frank Goodwin, Jeff Greenhalgh, Roland Denby, Russ Keith and James Hamilton.
- II. Minutes of Previous meetings:  
Accepted 11/11/81 minutes as presented.
- III. Communications & Bills:
  1. Sanford Savings statement of 11/13/81.
  2. Letter from Planning Board to Selectmen concerning zoning revisions.
  3. Letter form Surety Services on Lakewood Hill subdivision.
- IV. Reports of Officers & Committees:
  1. Roland Denby gave a verbal report on the recent council mtg.
- V. Field Survey's:  
Mr's. Goodwin, Denby and Hamilton visited the Lakewood Hill subdivision. Topographical problems were noted and a topographical sketch is required.
- VI. Old Business:
  1. Lakewood Hill Subdivision: Mr. Goowin was contacted by a Mrs. Martin who said whe had put a \$100. deposit on a lot in the unapproved subdivision. Surety Services Corp., the developer, will be notified that this premature action is in violation of State Statutes, Title 30, section 4956, paragraph 4 and could result in a \$1000. fine per violation.
  2. Septage Project: Brian Chernack of SMRP will attend the 12/9/81 meeting to update the Board.
- VII. New Business:
  1. Michel Owen Doggett power permit: approved after reviewing the tax maps.
  2. Buff Brook Estates: A building has been erected on lot 38 and lots 28, 29, 37, & 35 have been sold without the roads being brought to town specifications per the agreement between Southern Maine Realty and the Board. The lot #'s have not as yet been confirmed.  
Chairman Goodwin will notify this developer that he is in violation with the Board's agreement and the approval to subdivide is void until the matter is settled.

- 3. 1983 Budget: The Board will continue using the \$3,000. balance currently on hand and not request any further monies for 1982.

VIII. Special Note:

The Board is returning to one meeting on the second Wednesday of the month until April per last years agreement.

IX. Adjournment:

Meeting adjourned at 9:15 pm.

Respectfully submitted,

*Russell R. Keith*

Russell Keith  
Sec/Treas.

Approved by:

*James D. Hamilton*  
 \_\_\_\_\_  
*Jeffrey S. Guedeloh*  
 \_\_\_\_\_  
*Roland E. Wierby*  
 \_\_\_\_\_  
*Frank Gordon*  
 \_\_\_\_\_  
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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Dec.9,1981

I ROLLCALL:

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

II MINUTES OF PREVIOUS MEETINGS:

The minutes of the Nov.23,1981 were read and approved.

III COMMUNICATIONS AND BILLS:

1. Maine Townsman subscription bill of \$30.00.
2. Letter from Douglas Babkirk of U.M.O. dated 11/19/81.
3. Letter from Frank Goodwin to Selectmen on 1982 budget.
4. Bill from Maine Sunday Telegram for \$10.62.
5. Letter from Surety Services answering the Boards memo regarding premature sales agreements.

IV TREASURERS REPORT:

Accepted as read, current balance is \$526.89.

V OLD BUSINESS:

1. Lakewood Hill Subdivision:

Mr. Brad Smith of Surety Services Corp. and Dana Morton of Morton and Rose; presented a preliminary plan for this 8 lot subdivision on the Southwest Road of Lake Sherburne.

The Board agreed to waiver the plan scale from 60 to 100 feet to the inch. A drainage plan will not be possible until spring. Approval for lots 5 & 6 will be conditional with the status of the Southwest Camp Road is determined and if the Board can request improvements. The Board also request the following to be added to the Final Plan:

- A. Name of Roads
- B. Erosion Control Plan.
- C. Location Map.
- D. North arrow identified as true or magnetic (include declination).
- E. Deed or sales agreement.
- F. Test pit locations
- G. Show the road to lot #1.
- H. A written request for the waiver of scale and drainage plan.

Mr. Keith moved, Mr. Denby seconded to accept the preliminary plan with the 8 additions to be on the Final Plan. Mr. Smith will mail in the \$33.00 fee involved.

2. Septage Project:

Brian Chernack of S.M.R.P.C. attended the meeting to update the Board. He will supply us with consent forms and an informational package to be used in educating the property owners of selected sites. Further soils analysis will be taken if an agreement is reached.

3. Zoning Revisions:

The proposed Zoning Ordinance changes have been delivered to the Selectmen who have asked the Town Counsel to review them.

VI NEW BUSINESS:

Harold Hall made a request for a conditional use permit to place a commercial building on Lot 29, Map 4. The building is to be used for a new and used farm equipment sales. Mr. Hall provided a copy of his sales agreement, the land currently being that of Donald and Helen Giles (Ref. plan book 101, page 27, dated 9/27/79).

The sales agreement lacked any property description. Mr. Hall will provide Chairman Goodwin with a corrected agreement. A copy of Subdivision Regulations was sold to Mr. Hall, the \$2.50 fee to be forwarded to the Town Clerk.

Mr. Hamilton moved, Mr. Denby seconded, to authorize the Chairman to approve the conditional use request to erect a used and new farm equipment building providing a corrected sales agreement is received. Unanimously approved.

VIII. Adjournment: 11:38 P.M.

Approved By:

Jeffrey E. Greenhalgh  
James C. Hamilton  
Roland E. Denby  
Frank R. Goodwin

Respectfully submitted:

Russell R. Keith  
Russell R. Keith, Sec/Treas.