

REGULAR MEETING OF THE WATERBORO PLANNING BOARD

Members Present: Phil Gardner, Bob Goodwin, Ellie Hamel, and Russ Keith. (Mr. Gardner chaired the meeting.)

Minutes of previous meeting were postponed until Frank Goodwin returns.

Communications & Bills: There will be a council meeting January 15, 1980, at 7:30 p.m.

Reports of Officers & Committees: The road committee and growth control designees were reminded to continue their endeavor.

Treasurers Report: None

Old Business: Revision of the zoning ordinance was delayed until the full board is available.

New Business

I. Mr. Steven Libby of Swetts Road, Alfred, presented his preliminary plan for a 2 lot subdivision on Middle Road.

The application was reviewed and determined not to be a subdivision based upon the 40 acre parcel which is exempt per Maine Planning and Land Use Laws, Title 30, Par. 4956.

II. Marc Caldwell request clarification of a proposed lot division. A discussion of the proposed division of the Sanborn's lot on Route 5 (Dairy Bar) was held. The lot is to be divided between the house and dairy bar for a future house lot.

It was decided the set-back requirements of the existing buildings did not have to meet the 35' requirements of a new building and was grandfathered.

The meeting was adjourned at 8:35

Respectively submitted,

Russell R. Keith
Russell R. Keith
Asst. Secretary

Witnessed by:

Phil Gardner
Bob Goodwin
Ellie Hamel
Russell R. Keith

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
Regular Meeting - Jan. 24, 1980

Called to order by Chmn. Foglio at 7:55 pm; others present were Mrs. Hamel and Messrs. Gardner, Hamilton, Keith, R. Goodwin and F. Goodwin. Mr. Robert C. Fay was also in attendance.

MINUTES:

The minutes for the Nov. 29th. and the January 9th. meetings were approved as written.

REPORTS OF OFFICERS AND COMMITTEES:

The Treasurer presented the financial report for 1979. There were no question regarding it.

OLD BUSINESS:

Buff Brook Estates: Atty. Paul McEllhiney questioned what the next move is on the Buff Brook development. He was advised that application for Final Plan approval was in order. He said that the road work, as agreed upon, is in progress and should be completed in the near future. Although the road is to be owned by the occupants of the development, he stated that it is being built in accordance with Town standards and he would encourage some construction supervision by proper Town Officials as initially agreed to.

Zoning Revisions: It was agreed that a work session be held on Feb. 6th. to procede with the revisions.

Growth Control: Mr. Keith has made considerable study of this matter and has concluded that the money situation being what it is a move in this direction is not vital at this time. This was generally agreed to but the feeling was that the matter should be thoroughly understood by the Board and that procedures should be developed and agreed upon, insofar as possible, in order that action can be taken when necessary. It was felt that due to the urgency of the Zoning Ordinance revisions no time, as a Board, can be spent on Growth Control until the revisions are completed. However, Mr. Keith will, as time allows, roughly draft out plans for the convenience of the other members to consider and, possibly, discuss at a regular meeting.

Social Evening: The matter of the Board, with their spouses, enjoying an evening at some eating spot has been brought up

several times in the past but that is as far as it ever went. Mr. Hamilton brought the matter up again and got action. The event will be on Friday, Feb. 1st. at the Art Gallery. Robert Goodwin will make the arrangements. The expense will be borne by the Board members.

Steve Libby: Mr. Libby has purchased a 40 acre lot on Middle Road from Rosenfield who holds better than 300 acres which he proposes to develop into 40 acre lots. Mr. Libby's concern has been what effect the subdivision of his parcel into two lots will have on the overall development. This matter was discussed with Town Counsel on Jan. 24th. by Mark Caldwell. Counsel's advice was that, if Mr. Libby does this, any further subdivision of the original 300+ acre parcel which results in any lot being less than 40 acres creates a subdivision requiring approval. Feeling that this was not made clear to Mr. Libby the Board directed the Secretary to explain this to him by letter.

NEW BUSINESS:

Arrowhead Estates: Consideration is being given to the possible sale of some of the lots in this development which the Town has taken on tax liens. Mr. Fay explained the matter to the Board for their convenience in consideration. Although no definite opinion could be reached without seeing the property delineated on a suitable map there was some feeling that certain lots should be sold to abutters. Mr. F. Goodwin agreed to work with Mr. Caldwell in preparing such a map and, hopefully, to have it ready by Feb. 6th.

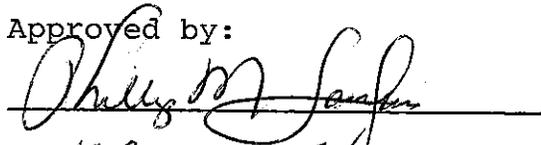
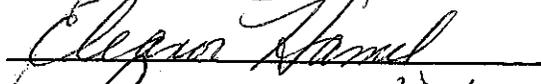
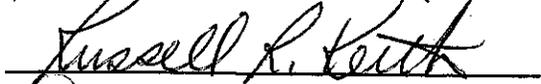
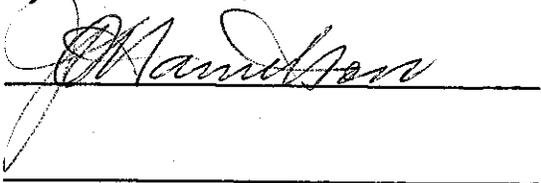
Meeting adjourned at 9:30 pm.

Respectfully submitted,



Frank Goodwin, Secretary

Approved by:

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting - February 13, 1980

Called to order by Vice Chmn. Gardner at 7:45 pm; others present were James Hamilton, Russell Keith, Eleanor Hamel and Frank Goodwin. Mrs. Hamel was empowered by the Chmn. to vote.

MINUTES

Mr. Keith moved, Mrs. Hamel seconded and the vote was unanimous to accept the minutes of the Jan 24, 1980 meeting as written.

CORRESPONDENCE & BILLS

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous that the bill in the amount of \$519.75 from Roberts Office Supply Co. for the plan holders and rolling stand be paid. (It has been delivered and is stored in the cellar and will be put into use when the new office bldg. is occupied.)

The notice of the council meeting on Feb. 19th. was read.

A copy of the minutes of the Dec. 8, 1979 meeting of the Conservation Commission was received, read and placed on file.

A copy of a letter from Atty. McElhinney to the Road Commissioner relative to roads in the Buff Brook subdivision was received and placed on file.

Received a copy of the Saco River Corridor Commission's Newsletter. A renewal of the subscription is due. Mr. Hamilton moved, Mrs. Hamel seconded and the vote was unanimous to renew the subscription for \$1.00.

REPORTS OF OFFICERS & COMMITTEES

The Treasurer reported an amount of \$1.99 interest on the bank account. No expenditures in January. Balance on Feb. 1st. was \$445.67

OLD BUSINESS

Steven Libby: Mr. Libby made application for Preliminary Plan approval of a 2-lot subdivision on Middle Road, paying a fee of \$25.00. The following additions to the Plan were requested:

1. A note relative to the cemetery and the right-of-way to it should be made on the Plan.
2. A 25 ft. wide green belt along the entire road frontage should be indicated.
3. Owner of property across the road should be indicated.
4. Zoning should state "Residential & Agriculture".
5. Put a north arrow on the location sketch.

Contour plan will be waived.

Mr. Frank Goodwin moved, Mrs. Hamel seconded and the vote was unanimous to permit Mr. Libby to present his Final Plan at the next regular meeting for review and approval.

Zoning Revisions: Copies of the revisions selected to date were given out for review.

NEW BUSINESS

Mr. Langill: Has made application for permission to conduct a Home Occupation at his home on Robert's Ridge Rd. It consists of valve repair. No additional workspace is required and the operation will not require more than the 25% limit, if that.

Since this use is not permitted in this zone, but is similar to a use permitted in other zones, it requires both Selectmen and Planning Board approval.

In light of this, Mr. Frank Goodwin moved, Mr. Hamilton seconded and the vote was unanimous that the Planning Board approve his application. He was then advised to apply to the Selectmen for their approval.

Mr. Stephen Kasprzak: Made application for a 1-lot subdivision off Webber Rd. on Hanscom Extension Way, presenting sketch plan showing the 3-acre plot. An on-site inspection to be held Friday Morning at 9 am, meeting at Mr. Kasprzak's office. Mr. Keith moved, Mrs. Hamel seconded and the vote was unanimous that the Sketch Plan be accepted as complete and that the Preliminary and Final Plans could be submitted together subject to any conditions resulting from the on-site inspection.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Frank R. Goodwin

Frank Goodwin
Secretary

Approved by:

Shirley M. Jackson

Russell R. Keith

James O. Hamilton

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Feb.28,1980

Called to order at 7:30p.m. by Vice Chmn. Gardner; others present were Russell Keith, R. Goodwin and F. Goodwin. Mr. R. Goodwin was empowered to vote. Chmn. Foglio and Mr. Hamilton joined the meeting shortly after.

MINUTES

Mr.Keith moved, R. Goodwin seconded and the vote was unanimous to accept the minutes of the Feb.6,1980 as written.

CORRESPONDENCE & BILLS

None.

REPORTS OF OFFICERS & COMMITTEES

The Treasurer reported that the bill for \$519.75 from Roberts Office Supply had been paid and the subscription to the S.R.C.C. News Letter had been renewed at a cost of \$1.00. He further reported that a check for \$300. had been received from the Selectmen.

OLD BUSINESS

Stephen Kasprzak: Mr. Kasprzak presented the Preliminary Plan for his proposed 1- lot subdivision on Hanscom Extension off Webber Rd. He was requested to show the names of the Soil Scientist, the zone and the lot and map # on the Final Plan and notify the abutters and bring in a copy of the deed to the property. He paid the \$25.00 fee. Mr.Gardner, Hamilton and F.Goodwin conducted an on-site inspection on Feb, 8th and found the lot satisfactory.

Steven Libby: Brought in the Final Plan for his Middle Road Lots subdivision for approval. Mr. Robert McAuliffe appeared stating his concern about granting of approval on the grounds that each of these 2 lots, being considerably greater than 5 acres each, could be further subdivided into, at least, 7 lots and that if that was done it would expose Middle Rd., which he claimed was in no way up to Town standards, to an overburden of traffic. He also stated that while he had been granted permission to construct 12 housing units nearby he had refrained from doing so because of his concern regarding the condition of the road.

In discussion it was mentioned that the Board could give approval on condition that neither lot could be subdivided for a period of five years, as has been done in other cases before

Mr. Libby who had already entered into a sales agreement to sell one of the lots claimed that this could adversely affect the sale since, heretofore, no mention of this intent had been made, the prospective buyer had no knowledge of it. Further, he doubted if the Board had the authority to impose such a restriction. Chmn. Foglio pointed to Article III which sets forth the criteria to be considered in approval calling attention to item E relative to roads.

Mr. Gardner moved, Mr. R. Goodwin seconded that the Final Plan should be approved subject to the condition that neither lot should be subdivided for a period of five years.

Mr. Keith said that to base this restriction on the condition of the road would create a precedent which should, hereafter, apply to many Town roads some of which were in worse condition than this section of Middle Rd. He also drew attention to the fact that the Board had recently approved the construction of a 12 unit housing development just below this location with no restrictions or concern regarding the same road and argued that it was inconsistent. Further, he felt that whether or not the condition of the road was cause for concern should be a matter of the opinion of the Road Commissioner. Further consideration of Mr. Libby's concern about the effect of this restriction upon his sale caused Mr. Gardner to revise his motion as follows: The Final Plan is to be approved on the condition that the deed for each lot, 1 & 2, shall be covenanted to the effect that not more than one dwelling shall be constructed on each lot within 5 years from the date of approval unless the Middle Road, up to and beyond, shall have been brought up to Town standards within that period. Mr. Goodwin who seconded the original motion accepted the revision. This would allow subdivision and possibly satisfy any prospective buyer.

Mr. Goodwin cautioned that the remainder of these lots (and all other similar lots) fronting on the Middle Road, in interest of consistency, should also be similarly restricted as should all similar lots on other Town roads in the same or poorer condition. He also raised the hypothetical question as to what would the Board's reaction^b if a developer should wish to make a subdivision on this or a similar road.

Mr. Keith believed even this restriction to be inconsistent, unfair and made without the expert advise of the Road Commissioner. Mr. R. Goodwin echoed the same sentiments.

The vote was Messrs. Gardner, Hamilton and F. Goodwin in favor; Messrs. Keith and R. Goodwin opposed.

Mr. Libby paid the Final Plan application fee of \$50.00. It was agreed that he be allowed to take the drawing with him in order to enter a note relative to the covenant on it and that he return it for signatures along with the required number of prints.

Zoning: A workshop to be held at the Town Office at 7:30 p.m. on March 6th.

Minutes: The Board will reciprocate with all committees which gives it a copy of their minutes.

NEW BUSINESS

The Waterboro Company: Has inquired whether or not the establishment of a shoe manufacturing facility within the existing complex on Goodwin's Mills Rd. to be operated under the existing management. as a subsidiary or other would be allowable under the Zoning Ordinance. It is understood that it will not involve any volatile or toxic substances that all wastes will be collected and properly disposed of and that no additional building will be required.

The consensus of the Board was that this, at the most, would need no more than Board approval as a conditional use, if that, since it is only an expansion of the present use which is a permitted use.

The Secretary was directed to inform the management that it saw no impediment to this proposal from the Zoning point-of-view, but that it would request that, if the rear lot was to be used for general personnel parking, access would be made to it to enable traffic to use only the gates fronting on the Goodwins Mills Rd. rather than using May St.

Fire Insurance: Mr. Hamilton has been looking into the fire insurance rates in Waterboro and surrounding Towns. He is of the opinion that there is a possibility that a rerating might be made which would make a worthwhile reduction in premium. This matter will be discussed with the Fire Chief and Selectmen to decide whether or not it would be beneficial.

Meeting adjourned at 10:20 p.m.

Respectfully submitted,
Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

Raymond C. Taylor
Cheryl D. [unclear]
Russell C. Keith
James O. Hamilton

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TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting - March 12, 1980

Called to order by Chmn. Foglio at 7:35 pm; others present were Mrs. Hamel and Messrs. Gardner, Hamilton, Keith and F. Goodwin.

MINUTES:

Mr. Hamilton moved, Mr. Gardner seconded and the vote was unanimous that the minutes of the Feb. 28th., 1980 meeting be accepted as written.

CORRESPONDENCE & BILLS:

Letter from King Real Estate
Notice of intent to build in Arrowhead
Minutes of the Waterboro Conservation Commission
Power Permit for George Corsar
Notification of Abutters - Kasprzak
List of Abutters - Kasprzak

REPORTS OF OFFICERS & COMMITTEES:

Treasurer reported an expenditure of \$15.00, accrued interest of \$1.92 and receipt of \$300. from the Town in February resulting in a balance of \$747.59 as of March 1st. There being no objections, the Chmn. declared the report accepted.

OLD BUSINESS:

Kasprzak: Mr. Kasprzak presented all but two return cards from abutters. The two cards had not yet been received. He also presented his Final Plan with all requested additions made plus a photocopy of the original deed to the property. After payment of the 1-lot fee of \$25.00, Mr. Keith moved, Mr. Gardner seconded and the vote was unanimous to approve the Final Plan.

Libby: Mr. Libby presented his revised Final Plan bearing the changes which were a condition of the approval given at the Feb. 28, 1980 meeting. He had also made a minor change in the common boundary line to the two lots. Although, as Mr. Gardner pointed out, this technically should necessitate a resubmission of the plan with the revisions indicated upon the plan, it was felt that since the change was agreeable to the Board it would be accepted. A motion was made by Mr. Hamilton, seconded by Mr. Keith and unanimously voted that the change be accepted.

Zoning: There will be a workshop on Zoning revisions on March 25th.

NEW BUSINESS:

Birchcrest: A letter from King Real Estate of Old Orchard stated that it had been retained by Mr. Arthur Wicks as brokers of the parcel of land comprised by the subdivision Birchcrest. The letter inquired when the approval was given, the conditions of approval, whether or not all lots are buildable, if there is any building moratorium and whether or not, generally, there are any restrictions to the sale of or the building upon the lots.

The Secretary was directed to answer these questions by letter making reference to the fact that test pits as required by the State Plumbing Code would need to be dug.

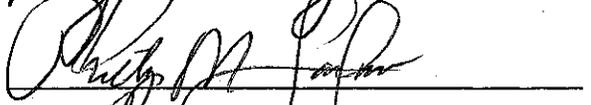
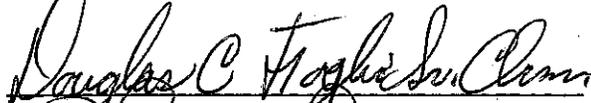
Meeting adjourned at 9:30 pm.

Respectfully submitted,



Frank Goodwin
Secretary

Approved by:



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



March 13, 1980

King Real Estate
P. O. Box 555
Old Orchard, Maine 04064

Attn: Mr. Weinstein

Re: Birch Crest Subdivision, Waterboro, Maine

Dear Mr. Weinstein:

This is in reply to your letter of March 3, 1980.

There is no date of approval on the plan but since the date of the plan is May 15, 1971 and the date of registry was May 27, 1971 it is assumed that the subdivision was approved sometime between those two dates.

As far as we can gather from our records (which consists of a print of the plan drawing) are concerned all restrictions or conditions are stated upon the plan, a copy of which may be obtained at the Registry of Deeds at Alfred, Maine.

Whether or not the lots are buildable will depend upon the opinion of the developer. The structures must comply with the Building Code and the setbacks shall conform to the Zoning Ordinance insofar as possible. There is no building moratorium nor is one being contemplated at this time.

Generally, there are no restrictions to the sale of or building on these lots except the Building Code.

The percolation test results shown on the plan are, of course, no longer valid. The suitability of the soil must be determined by test pits dug under the supervision of a registered Soil Scientist and evaluated by him.

If the Board can be of further assistance feel free to call.

Yours truly,
Frank R. Goodwin
Frank R. Goodwin, Secy.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Minutes

Regular Meeting - March 27, 1980

Called to order by Chmn. Foglio at 7:40 pm; others present were Messrs. Gardner, Keith and F. Goodwin.

MINUTES:

Mr. Gardner moved, Mr. Keith seconded and the vote was unanimous to accept the minutes of the March 12th meeting as written.

COMMUNICATIONS AND BILLS:

A letter form Danny and Diane Barcomb objecting to the Kasprzak 1-lot subdivision on Hanscom Extension.

A notice from S.R.C.C. relative to a public hearing to be held in Limerick on March 26th on an application by Marjen Construction Company on behalf of Donald and Judith Hilaire for a parcel of land at lot #1369 in Arrowhead.

OLD BUSINESS:

Mrs. Sykes: She was in to discuss her proposition to establish on her property on Old Alfred Road a facility from which she would sell hot dogs and popped corn. The section in the zoning ordinance on "parking" was read to her which pointed out the need for 11 parking spaces. Chmn Foglio explained to her the reasons for the requirement. She called attention to the old road which skirts her property and which might provide the required space. Chmn Foglio suggested to her that she make a formal application to the C.E.O. including with it a plan showing the domicile, the road and location of the "take out" window. He said that the P.B. would make an on-site inspection and consider the matter.

Zoning Revisions: Considerable time was spent in consideration of proposed amendments to the Ordinance.

NEW BUSINESS:

The Secretary was directed to request of the S.R.C.C. that, when a hearing is to be held on matters of interest only to Waterboro, it be held in Waterboro.

The Secretary was also directed to obtain a copy of "Managing Residential Growth: How Your Town Can Do It" from the Allagash Environmental Institute, University of Southern Maine at a cost of \$50.00.

Meeting adjourned at 10:10 pm.

Respectfully submitted,

Frank R Goodwin

Frank Goodwin
Secretary

Approved by:

Phyllis M. Jackson
Russell R. Keith

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, April 9, 1980

Called to order at 7:30 p.m.

Members present: Messrs. Hamilton, Keith and F. Goodwin; Mr. Douglas Foglio attended and, although not a member, was requested to input on the matters of the meeting. Since a quorum was not present no action was taken.

Mr. & Mrs. Walker appeared to discuss their proposition to build a structure on the land of Louis Caron on Clark's Bridge Road in No. Waterboro, to be used as a retail store for used children's clothing. The Walkers live on the premises and he is related to Mr. Caron. Attention was called to the fact that since this was neither a permitted or conditional use in the area it would require the approval of both the Planning Board and the Selectmen, in that order, and that, since there was not a quorum of the Planning Board it would have to wait until the next meeting.

They proposed to locate the new structure closer to the lot-line than is permitted and were advised that if they persisted in this desire they would have to take the matter to the Zoning Board of Appeals.

The matter will be considered at the next meeting. Katherine Hobson, a neighbor was present to voice her approval of the proposal.

Buff Brook Estates: Atty. Paul McElhinney appeared for the Southern Maine Realty Trust with a print showing several lots with the idea of getting final approval. Mr. Foglio pointed out that this was not in compliance with previously agreed procedure. Mr. McElhinney admitted this stating that the change was due to the existing tight money situation. The standing condition was that no lots could be sold "unless and until the road passing in front of the lot to be sold was completed----" (see McElhinney's letter of Jan. 26th, 1979 and Minutes of March 14, 1979). A question was raised by the Atty. as to the necessity of this as long as no building permits would be issued until the road was completed. Mr. Foglio demonstrated the necessity by citing instances when the developer was no longer available to complete the roads which then became a burden upon the Town.

It was suggested that a index map of the entire development be made to the largest scale that would fit on a 24 in. by 36 in. sheet and that the phase or section approved for development be shown on separate additional sheets which would be referred to on the Index Map.

Atty. McElhinney left a letter to the Planning Board relative to the land to be dedicated to the Town. He was informed that acceptance of such land would require a vote of the Town and that the matter should be referred to the Selectmen.

Atty. McElhinney intends to appear at the next April meeting.

No action could be taken on the following :

Louis Caron application to build,
(Mr. & Mrs. Walker)
Mrs. John M. (Hazel F.) Coulter:
Decision on substandard lot.
Raymond and Carol Dupont:
Permit to build Garage on substandard lot.
Donald C. Smith, Permit to build full basement
under existing dwelling on Little Ossipee
Lake.

Meeting adjourned at 10:35 p.m.

Russell A. Keith
J. Hamilton

Respectfully submitted,
Frank R. Goodwin
Frank R. Goodwin, Secy.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting - April 24, 1980

Called to order by Mr. Gardner at 7:45 pm; others present were Mrs. Hamel and Messrs. Hamilton, Keith, R. Goodwin and F. Goodwin. R. Goodwin was impowered to vote.

MINUTES:

Mr. Keith moved, R. Goodwin seconded and the vote was unanimous to accept the minutes of the April 9th meeting.

COMMUNICATIONS & BILLS:

Power permit for Dan Laskey
Violation Notice to O. Norris
Minutes of Conservation Comm.
Saco River Cor. Comm. reply to letter
Selectmens reply to Buff Brook dedicated land
Levine letter re Old IOOF Bldg.

OLD BUSINESS:

Louis Caron (Walker): Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to approve the Walker's request to construct a building and use it for a store in which to sell second hand childrens clothing, on the condition that all requirements of the Zoning Ordinance be met.

William Maher: Applied for approval to add a porch to his dwelling on Sherburne Lake. Mr. Hamilton moved Mr. Keith seconded and the vote was unanimous to approve the request.

McGahy: Power permit was signed for supply to a lot on the Carrie Bean property on Ossipee Hill Road.

Buff Brook Est.: Messrs. Perry, McElhinney and Rose presented an application, including a check in the amount of \$1400, for approval of the Final Plan. After a thorough review Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to approve the Final Plan (for 56 lots) of the Buff Brook Estates Subdivision.

NEW BUSINESS:

The Old Odd Fellows Bldg.: Judi and Alan Levine proposed, in a letter, to operate a skating rink, a theater and a general amusement section in the building. They also listed the many improvements they would make in the building and stated how they would provide parking. After some discussion it was decided that a discussion of the matter with the

Selectmen and the Code Enforcement Officer would be adviseable. The Secretary will arrange such a meeting.

Hazel Douglas and Ruth Fox: Bought two contiguous substandard lots on Lake Sherburne prior to the enactment of the Zoning Ordinance. They have asked for P.B. concurrence in there belief that they may sell one of the lots.

The Ordinance states that contiguous substandard lots shall become one lot at the enactment. The P. B., therefore, concluded that to do so would be in violation of the Ordinance. The Secretary will inform Mrs. John M. Coulter (Ne Hazel Douglas) of the decision.

Meeting adjourned at 10:45 pm.

Respectfully submitted,

Frank R Goodwin

Frank Goodwin, Secretary

Approved by:

Phillip M. Jones
James O. Hamilton
Russell R. Keith
Robert W. Goodwin

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, May 14, 1980
Called to order at 7:45 pm.

Members present were Vice Chmn. Phillip Gardner, James Hamilton, Russell Keith, Robert Goodwin and Frank Goodwin. Robert Goodwin was empowered to vote.

MINUTES

Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous to accept, as written, the minutes of the April 24th meeting.

COMMUNICATIONS & BILLS

Notice of Council Meeting

Notice of Board of Appeals Hearing

Letter to Mr. Coulter was read.

Letter to the Levines re; the proposed skating rink was read.

REPORTS OF OFFICERS & COMMITTEES

Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous to accept the Treas. report as read showing a balance of \$174.80 On May 1st.

OLD BUSINESS

Buff Brook Estates: After a discussion of previous conservation areas and dedicated lands Mr. Keith moved, Mr. Frank Goodwin seconded and the vote was unanimously voted to recommend to the Selectmen that the proposed "public area" in this development be deeded over to the Town of Waterboro, that all corners of all such lots are identified by a suitably permanent and conspicuous marker and that the deed contain a complete description of each lot, each tied in to some permanent marker.

Bonnie Brae Construction- Joe Ponzetti: sought relief from a requirement, made at the Oct. 10, 1979 meeting, that the first 50 feet of his entrance be at Zero grade because of impracticable slope it would create at the inner end. He stated that both the entrance and the parking area (which later would have at least 13 parking spaces) would be graded adequately drained and surfaced with some forms of stone dust properly compacted. The spaces will be marked by "stops". Mr. Keith moved, Robert Goodwin seconded and the vote was unanimous to revise the initial requirements to a 5 per cent grade starting at roadway shoulder and extending back and downward for a distance of fifty feet.

NEW BUSINESS

Donald Smith: applied for approval of his plan to construct a full foundation under his dwelling on Little Ossipee Lake and to construct a patio on the Lake side. (details on file with the Bldg. Insp.). A new septic tank and leech bed will be located to the rear of the structure. The sewage will be pumped to it. Mr. Hamilton moved, Robert Goodwin seconded and the vote was unanimous to approve the application.

Mr. Ernest Baker- Sun & Sands: proposed to expand the existing restaurant building by building a six foot by eight foot addition as shown on a plan on file with the Building Inspector. He will also put on some new siding and construct a parapet for cosmetic purposes. Mr. Hamilton moved, Robert Goodwin seconded that the application be accepted - the vote was unanimously in favor.

John and Miriam Cote: Mr. Hamilton moved, Frank Goodwin seconded and the vote was unanimous to approve their application to add a porch to his mobile home and construct a porch under the entire structure.

Thomas Toudeau: Frank Goodwin moved, Robert Goodwin seconded and the vote was unanimous to approve his application to place a mobile home on lot 48A, Map 4.

Zoning: A workshop is planned for June 2 at 7:00 pm.

Meeting adjourned at 9:30 pm.

Respectfully submitted:

Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

Phyllis M. Johnson
James A. Hamilton
Russell R. Keith
Robert W. Goodwin

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular meeting, June 11, 1980

Called to order by Vice Chmn. Phillip Gardner at 7:30 pm.;
others present were Frank Goodwin.

There being no quorum present no action was taken.

Reports of Officers & Committees

Treasurer reported a balance as of June 1, of \$174.80.

New Business:

Earl Pennell, Ossipee Hill Road: Mr. John Large presented a sketch plan showing Mr. Pennell's original parcel on the south side of Ossipee Hill Rd. comprised of lots 34 and 35 on Tax Map #7. In 1980 he sold lot 35 and a portion of lot 34 to Byron Stone and now wishes to dispose of another 10 acre lot, making it a subdivision requiring approval. The Sketch Plan was in order. Mr. Large presented a copy of a letter which he sent to the abutters along with the certificates of mailing, a map showing soil types, a copy of the deed to Pennell, a copy of the area from a USGS map showing contours and 3 soil test reports to be identified later. An onsite inspection was scheduled for Tuesday, June 17 at 9:00 am.

Clint Woodsome sought advice regarding the subdivision of land surrounding lots 15 & 16, map 16 within the family. The Code Enforcement Officer ruled that it could not be done since it is a substandard lot. There are extenuating circumstances connected thereto. He was advised to get the Code Enforcement Officers ruling in writing and then approach the Zoning Board of Appeals.

Meeting adjourned at 9:30 pm.

Respectfully submitted:

Frank R. Goodwin
Frank R. Goodwin, Secy.

affirmed: Phillip M. Gardner

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, June 26, 1980

Called to order at 7:35 pm. Members present were James Hamilton, Eleanor Hamel, Russell Keith with Phillip Gardner presiding. Meeting was held in the auditorium and, since a key to the usual quarters was not readily available, there was no access to the files. (Duplicate keys have now been made available).

REPORTS OF COMMITTEES & OFFICERS

Mr. Hamilton attended the S.M.R.P. Commission meeting and reported that Frank Goodwin was elected to the Board of Directors.

OLD BUSINESS

Homstead Acres Subdivision- Earle Pennell: Mr. John Large presented a Preliminary Plan. The comments of the Board were as follows:

1. Correct North Arrow.
2. Complete boundary angles and distances.
3. Define the swamp more clearly.
4. Place and show monuments at all corners.
5. Identify deed number.
6. Provide copy of deed.
7. Dig another test pit on Lot #3.
8. Show 50 ft. Green Belt parallel with Ossipee Hill Road.

Mrs. Hamel moved, Mr. Hamilton seconded and the vote was unanimous to accept the Preliminary Plan on the condition that these changes were made.

NEW BUSINESS

Mr. Gardner presented the "Open Land" ruling of the U.S. Supreme Court.

Meeting adjourned at 8:35 pm.

Respectfully submitted,

Russell Keith, Assist. Secy.

Approved by:

Edward Hamel.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, July 9, 1980

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

MINUTES

Moved by Mr. Hamilton, seconded by Mr. Denby and unanimously voted to accept as written the minutes of the May 14th. meeting as written.

REPORTS OF OFFICERS & COMMITTEES

Mr. Denby moved, seconded by Mr. Keith and unanimously voted that the Treasurer's report showing a balance of \$ 178.

OLD BUSINESS

Pennell Subdivision: No business at this time.

Perry: Pool Permit- permit already granted, no further action needed.

Carrie Bean: Mrs. Bean appeared for assistance in getting the status of her property on Ossipee Hill Road cleared up in order that she might convey a lot to Mr. McGahey a relative. It appears that the deed to Mc Gahey referred to a preliminary plan which she had had made in Oct. 1976 by Rossborough. She never did apply for subdivision approval having been told she didn't need it at the time, but that she would need approval if she sold lots other than to relatives. It seems that the bank will not accept the deed with this reference unless the plan is filed at the Registry of Deeds. The Registry will not accept the plan unless it is signed by the Planning Board. It was explained to Mrs. Bean that the Planning Board has no reason to sign it nor should it sign it since it is not an approved subdivision. It was suggested that Mrs. Bean have a deed rewritten without reference to the plan. instead describing the perimeter by meets and bounds, such description she might prefer to engage a surveyor to do.

Zoning: A Work Meeting to discuss revisions to Zoning scheduled for July 14, 1980, 7:30 pm.

NEW BUSINESS

Pricilla Morrill: sought permission to start a health food and craft business in her home on West Rd. Mr. Keith moved, Robert Goodwin seconded and the vote was unanimously in favor.

Henry Nelson: Power Permit was signed for Lot 60D, Map 3.

Edward Legg: Sought a permit to reorient his camp on the same site installing a new foundation. Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimously in favor.

Earle Pennell: Sought a permit to add to his dwelling on Little Ossipee Lake a 2-car garage with a recreation room over it. Mr. Keith moved, Robert Goodwin seconded that Mr. Pennell's permit be granted; Mr. Hamilton moved, Frank Goodwin seconded an amendment that it would be granted on the condition that the Code Enforcement Officer, with the Plumbing Inspector investigate the adequacy of the leaching bed and present a favorable report. Both the amendment and the main motion were unanimously voted.

Douglas Abbott: Sought a permit to build a garage. Mr. Hamilton moved, Robert Goodwin seconded and the vote was unanimous to grant the permit.

Helen Taylor: Sought a permit to add a porch to her home on Little Ossipee Lake. Mr. Keith moved, Mr. Denby seconded and the vote was 4 in favor; Mr. Hamilton abstained from voting.

Wayne Evans: Sought a permit to build a roof over an existing wooden deck and to make an enclosed porch. Frank Goodwin moved, Mr. Denby seconded that the permit be granted; the vote was unanimously in favor.

Barbara Ricard: As a realestate agent she appeared to determine what permissible options the Morses would have should they chose to subdivide their property on Old Alfred Road, without getting into subdivision status. The options were explained to her.

Meeting adjourned at 9:30 pm.

Approved by:

[Handwritten signatures: Philip M. [unclear], Robert E. Denby, Eleanor [unclear], James [unclear], Russell R. Keith]

Respectfully submitted,
Frank R. Goodwin
Frank R. Goodwin, Secy.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
Regular Meeting - August 13, 1980

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

MINUTES

Moved by Mr. Denby, seconded by Mr. Hamilton and unanimously voted to accept the minutes of the June 26 and July 9th. meetings be accepted as written.

COMMUNICATIONS & BILLS

From: D.E.P. re: Pauline Berry's wall.
S.M.R.P. re: reactivating old hydroelectric plants.
Selectmen re: Council Mtg.

REPORTS OF OFFICERS & COMMITTEES

Treasurer reported a balance of \$177.32. Mr. Keith moved, Mr. Denby seconded and the vote was unanimous to accept the report.

OLD BUSINESS

Pennell's Subdivision on Ossipee Hill Road: Mr. Large presented a Final Plan and a check for \$75.00, evidence of notices to two more abutters, a copy of the deed to the entire parcel and a revised copy of test reports on all lots. Moved by Mr. Hamilton and seconded by Mr. Keith that the survey be accepted as shown. The western boundary, due to the insistence of the abutter, followed the fence line and, therefore, consisted of many short tangents and very obtuse angles, none of which were marked upon the land by any sort of a monument. Mr. F. Goodwin pointed out that, should the Board accept this survey, it would waive the regulation requiring monuments at all corners.

Mr. Gardner commented that usually such an impractical situation as this would be remedied by computing the exact line then establishing as straight a line as reasonable between the extremities, then having each owner acceding to it by proper passing of deeds.

The motion was passed by 3 in favor, one abstaining.

At the June 26th. meeting a 50 ft. green belt was asked for but it was discovered that this was inconsistent with the 25 ft. belt asked for on other subdivisions on Ossipee Hill Rd. This was reduced to 25 ft.

Mr. Hamilton moved, Mr. F. Goodwin seconded and the vote was 3 in favor, one abstaining to accept the drawing as the Final Plan under the condition that the distance across the (apparently) abandoned road and its bearing be shown and the "Final Plan" be added to the title block, also subject to all waivers and exceptions previously granted by the Board.

Mr. Large will make all additions to the Plan and deliver it along with 5 prints to F. Goodwin who will have it recorded.

ZONING: It was agreed that a zoning workshop would be held on Aug. 26th. at 7:30 pm.

NEW BUSINESS

Mr. Gardner suggested that the material on the reconstitution of former hydroelectric stations be reviewed and comments on it be made at the next meeting.

Mr. Gardner suggested that the CEO be requested to appear at the next meeting to discuss ways and means of providing the Board with current information on building permits.

Election of Officers: Mr. Hamilton nominated Mr. Gardner for Chairman; Mr. Keith moved that nominations be closed, seconded by F. Goodwin and unanimously voted. Mr. Denby moved that the Secretary cast one vote electing Mr. Gardner, seconded by Mr. Hamilton and unanimously voted. The vote was cast and Mr. Gardner elected. Mr. Hamilton nominated Mr. Denby as Vice Chm. There being no other nominations, the Chmn. declared the nominations closed asking the Secretary to cast one ballot electing Mr. Denby. This was done. Mr. Hamilton nominated F. Goodwin as Secretary and, there being no other nominations, the Chmn. declared the nominations closed and requested Mr. Denby to cast one ballot electing Mr. Goodwin. Mr. Hamilton nominated Mr. Keith as Asst. Secretary. There being no further nominations, the Chmn. declared the nominations closed and requested the Secretary to cast one ballot electing Mr. Keith Asst. Secretary. Mr. Denby moved, F. Goodwin seconded that all nominations be closed; the vote was unanimous.

Leggs: The Leggs submitted a revised application to raise their cottage 8'-6" rather than 5'-4", rotate it (as before), to grade around it with soil borrowed from their land across a driveway and to construct a retaining wall. Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to approve their proposal understanding that all fill and disturbed land including the borrow pit be reseeded within 6 months after completion.

Caron: The Carons applied for a permit to construct a garage on their property on Clarks Bridge Rd. Since this would be an accessory building the proposed location would violate the 35 ft. setback requirement. Therefore, unless another location can be found or it can be effectively attached to the house they will have to go to the Zoning Board of Appeals for a variance. The CEO will be informed. This decision was moved by Mr. Hamilton, seconded by Mr. Denby and unanimously voted.

Ellingwood: Moved by Mrs. Hamel, seconded by Mr. Denby and unanimously voted to approve the power permit to lot 48E, Map 4.

Arthur Smith: Mr. Smith asks for permission to build a garage on his property on Middle Branch Pond. Since he proposes to set the garage within less than 35 ft. of the side property line he must ask for a variance or find a location which will comply. The CEO will be informed. This decision was confirmed by a motion by Mr. Hamilton, seconded by Mr. Denby and unanimously voted.

Pauline Berry: The Board received from the DEP a copy of the particulars relative to Mrs. Berry's proposal to repair a concrete retaining wall on her property on Little Ossipee Lake, and asking for comments. Mr. Keith moved, Mr. Denby seconded and it was unanimously voted to declare the proposed work acceptable and to so notify the DEP.

Meeting adjourned at 10:25 pm.

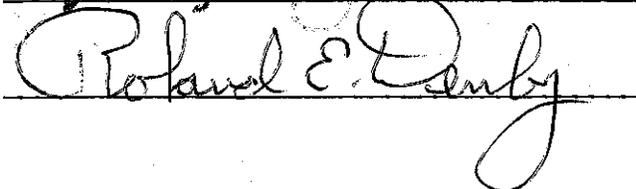
Respectfully submitted,



Frank Goodwin
Secretary

Approved by:





TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
Regular Meeting - Aug. 28, 1980

Called to order at 7:40 pm by Chmn. Gardner; others present were Mrs. Hamel and Messrs. Hamilton, Denby, Keith and F. Goodwin. Mrs. Hamel was empowered to vote until the fourth regular member arrived.

MINUTES

Mr. Denby moved, Mrs. Hamel seconded and the vote was unanimous to accept the minutes of the August 13th. meeting as written.

COMMUNICATIONS & BILLS

A memo from the CEO listing the building permits, year to date.

A letter from the Zoning Board of Appeals relative to the fee for a variance appeal.

From DEP - notice of request for permits:

From Ann Legg to dig channel and install culvert in road to their cottage.

From Antonette Simanonok to rebuild retaining wall.

Power Permits - Issued to Susan Rhodes and to Bauer-Conley.

Notice of Violation by Dan Laskey.

Notice of intent to file application to build by Buda in Arrowhead.

OLD BUSINESS

Zoning workshop to be held on Sept. 15th.

NEW BUSINESS

Various newspaper clippings were presented by Chmn. Gardner which deal with items of interest to the Planning Board. All were copied and passed to the members. One had to do with a ruling by Atty. Elliott to the Kennebunk CEO that the division of a commercial or industrial building into three or more businesses by a long-term lease agreement now constitutes a subdivision and must be accompanied by a subdivision plan to the Planning Board. This matter will be discussed with Mr. Elliott who is also Waterboro's Town Counsel.

The Board agreed that it is an unnecessary expense to send out notices for regular meetings and to discontinue the practice. Notices will be sent for all other meetings.

Meeting adjourned.

Respectfully submitted,

Frank Goodwin
Secretary

Approved by:

Philip M. Saffin

Robert E. Dwyer

Hamilton

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Sept. 25, 1980.

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

MINUTES

Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to accept the minutes of the Aug. 8th. meeting as written.

REPORTS OF OFFICERS & COMM.

Mr. Hamilton gave the following report on the Appeals Board decision:

Arthur Smith: The Board suggested and Mr. Smith agreed, to locate the garage approx. 25 ft. from the front and back across the R/W and 35 ft., on the sides. Smith was ordered to remove the part of a slab he had built on abutter's property leaving the remainder on his land to be used as a clothes yard.

Louis Caron: His request for variance to set garage 10 ft. from lot line was denied. Board suggested that Caron discuss the matter with the C.E.O. with the idea of locating the building nearer to a 25ft. to 35 ft. setback.

Ansel Hammond The Board granted Mr. Hammond's request for a variance enabling him to build an addition to his store to within 8 ft. to 10 ft. of the side lot line.

NEW BUSINESS

Richard Cote: (Map 37, Lot 9). Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to approve Cote's proposal to build an enclosed porch on existing concrete slab.

Charlot Lake: Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to refer the application back to the C.E.O. requesting a plot plan showing the building orientation.

Youth & Recreation Comm. Mtg.: Chmn. Gardner appointed Robert Goodwin to represent the Planning Board at their Meeting on Oct. 4th. to discuss the Wiggins beach property. Secy. to notify Mr. Goodwin by letter.

Planning & Zoning: Chmn. Gardner presented copies of a newspaper article on the subject which he felt would be of pertinent interest to the members.

Planning Board, Bylaws: The following amendments and corrections to the By-laws were moved by Mr. Hamilton seconded by Mr. Denby and unanimously voted:

P.4,B: Correct spelling of "their".

P.7,B5, Last sentence to read : "The Secretary-Treasurer shall give, at the second regular meeting of each month, an accounting of the Board finances and bills".

P.10,II,A,1. shall read: " Meetings will be held on the second Wednesday and fourth Thursday of each month at 7:30 pm. The standard meeting place shall be the Waterboro Town House."

P.13,C,1.: Correct spelling of "Planning Board".

OLD BUSINESS

Zoning A workshop will be held on Oct. 2, at 7:30 pm.

Town Council Mr. Denby agreed to represent the Planning Board at the Town Council Meetings.

Meeting adjourned at 9:30 pm.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

William M. Leach
Roland E. Denby
James C. Hamilton

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, October 8, 1980

Called to order by Chmn. Gardner at 7:45 p.m.; others present were Messrs. Hamilton, Denby and F. Goodwin.

MINUTES

Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to accept the minutes of the Sept. 25th meeting as written.

CORRESPONDENCE & BILLS

Conservation Commission Minutes
2 Power Permits signed by Mark Caldwell
Notice of intent to apply for permit in Arrowhead by Lynch

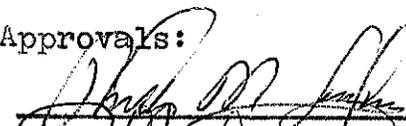
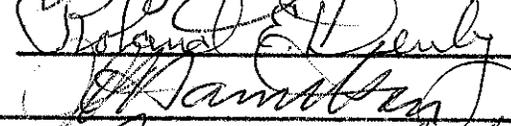
OLD BUSINESS

Mrs. Charlot Lake: submitted a plan of land (Lot 15, Map 38) showing the orientation of buildings, also a Soils Test Report to which she proposes to make additions applied for at the previous meeting. Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to approve her application. The Chairman signed the application to that effect and gave to Mrs. Lake to present to the Code Enforcement Officer for processing.

Zoning: A Workshop meeting was scheduled for Oct. 16th at 7:30 p.m.

Meeting adjourned at 9:00 p.m.

Approvals:


Respectfully submitted:



Frank R. Goodwin, Secy.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Oct. 23, 1980

Meeting called to order at 7:30 pm., Chairman Phillip Gardner presiding. Attendees were, James Hamilton, Roland Denby, Ellie Hamel and Russell Keith.

Minutes

Minutes of the previous meeting were read and approved. Mr. Hamilton approved, Mr. Denby seconded.

Communications and Bills

Mr. Hamilton gave a verbal report on parking area regulations. Mr. Denby reported on the latest Selectmen's meeting, most of the discussions were oriented around the new tax evaluations. A petition was offered with over 300 signatures, requesting a special Town meeting, on the tax situation.

Note: Mr. Goodwin to send a letter to Selectmen requesting status of abandon road listing.

Old Business

A workshop to continue the Zoning Ordinance review is scheduled for Nov. 5th.

New Business

1. A power permit for Dana Woodsome on Map 13, Lot 24 was approved.
2. A building permit issuance report was recieved from Mark Caldwell.
Year to date: 7 new homes
 6 new mobile homes
 13 total new dwellings

The meeting was closed at 8:35 pm.

Respectfully submitted,

Russell R. Keith
Russell Keith, Vice Secy.

Phillip M. Gardner
James Hamilton
Roland E. Denby

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Nov. 12, 1980

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

MINUTES

Mr. Hamilton moved, Mr. Denby seconded and the vote was unanimous to accept the minutes of the Oct. 23d. meeting as written.

CORRESPONDENCE & BILLS

1 Power Permit

REPORTS OF OFFICERS & COMMITTEES

The Treasurer reported no expenditures in September and a balance of \$143.81 as of October 1st. Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous that the report be accepted as stated.

OLD BUSINESS

Zoning: The Secretary outlined the preparatory phases of the proposed amendments to the Zoning Ordinance pointing to the fact that there is little more than enough time to complete them in time for the Annual Town Meeting. The members were urged to review the proposed amendments and be ready to discuss them at the Dec. 10th. regular meeting.

NEW BUSINESS

Mr. Pennell: Mrs. Pennell presented a request for a building permit to add a porch to be set up on a frost wall, to their home on Little Ossipee Lake. She stated that, although it would be enclosed, it would not be finished off inside. Mr. Hamilton moved that, before a decision was made, an on-site inspection be done. The motion was not seconded. Mr. Keith, believing that past inspections had familiarized the members well enough to obviate any further review, moved, seconded by Mr. Denby that the application be granted. The vote was 5 in favor 1 abstaining.

Dale KelchnerA request for approval of a power permit by Mr. Kelchner to his property which he purchased from Ireus Co. off Town House Rd. inasmuch as some research was needed as to the status of the property the signing of the permit was deferred until the matter could be reviewed. (The uncertainty was cleared up, the permit signed the following day and Mr. Kelchner notified).

Regular Meetings: Because of the fact that applications to the Board during the winter months does not justify 2 regular meeting a month Mrs. Hamel moved, Mr.Denby seconded and the vote was unanimous to hold but one regular meeting per month through the months of December, January, February and March; said meeting will be held on the second Wednesday of each of these months. Further, since the second meeting in November would fall on Thanksgiving night, it will be postponed until Dec.1,1980 at the usual time and place.

Meeting adjourned at 9:00 pm.

Respectfully submitted,
Frank R Goodwin
Frank R. Goodwin, Secy.

Approved by:

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
REGULAR MEETING, DECEMBER 10, 1980

Called to order by V. Chmn. Denby at 7:30 p.m.; others present
was F. Goodwin.

MINUTES

Reading waived.

CORRESPONDENCE & BILLS

Bill from Evening Express for \$9.78 for legal ads
Notice of Council meeting, Dec. 16
Letter from Land Use Consultants re application for approval
of septage disposal site.

No business conducted due to lack of quorum.

Respectfully submitted,

Frank R. Goodwin

Frank R. Goodwin, Secy.

Roland E. Denby

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



January 22, 1981

To: Selectmen
From: Planning Board

Planning Board Report

The Planning Board held 19 regular and 2 special meetings in 1980. It processed and approved 4 subdivisions comprising nearly 70 lots; reviewed numerous applications for approval to build on substandard lots or to undertake uses requiring conditional approval; travelled to 7 locations for on-site inspections; studied the need for a growth control ordinance finding it not urgent at this time; worked in joint committee with the Conservation Commission in consideration of the various circumstances affecting the possible sale of the Arrowhead lots and reviewed the Zoning Ordinance formulating 66 proposed revisions thereto.

Respectfully submitted,


Philip M. Gardner, Chmn.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



FINANCIAL REPORT
for
1980

Balance brought forward	\$443.68	
<u>Funds Rec'd:</u>		
Town Of Waterboro	300.00	
Interest	<u>12.96</u>	
Total Operating Funds		\$756.64
<u>Expenditures</u>		
Postage	45.00	
Registry of Deeds	70.00	
Office Equipment	495.00	
Miscellaneous	<u>20.78</u>	
Total Expenditures		<u>630.78</u>
Balance		\$125.86

Respectfully submitted,

Frank R. Goodwin, Treas.