WATERBORO, MAINE



## MINUTES

Regular Meeting Jan. II, 1978

Opened at 7:40 p.m., by Chmn. Foglio; others present were Stephen Kasprzak, and Frank Goodwin. Ms.Ruth Evans, a reporter for the "Ledgemere Bridge", a news paper for Arrowhead, and The Bridge" a proposed paper for Waterboro, was present as an observer.

MINUTES: Consideration deferred.

#### COMMUNICATIONS & BILLS:

A bill in the amount of \$4.20 from the Press Herald for legal notice.

An application from Mr.DeGregoria for approval of an extension to his camp on Little Ossipee Lake.
TREASURERS REPORT: Deferred

### OLD BUSINESS:

DeGregoria: Application was reviewed and it was decided that an on-site inspection of the lot & buildings would be made on Jan. 31.

PRESS HERALD: The bill for the legal notice was approved for payment.

TENNECO: The proposed gas pipeline was briefly discussed and it was decided that Tenneco be asked, by letter if it would consider a meeting with the Planning Board and, perhaps, other neighboring towns affected. Chmn. Foglio expressed an interest in possible local connections to the Town when and if a need for gas arose; also concern for the ability if the Town's fire dept. to cope with a possible rupture and fire.

## NEW BUSINESS:

William Hansen: A power permit for Mr. Hanson's lot was signed.

Little Ossipee Lake: It was decided to have an article in the Annual Town Meeting Warrant to see if the Town would appropriate a sum of money, yet to be determined, sufficient to have conducted another profile on the water quality of the Little Ossipee Lake.

Budget: It was decided that the Budget for 1978 would be \$350.

S.M.R.P.C.: It was decided to recommend that the Town continue its membership in the S.M.R.P.C.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

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WATERBORO, MAINE



Regular meeting, Feb. 8, 1978

Meeting called to orderat 7:40 p.m. by acting Chmn. Phillip Gardner; others present were Raymond Kellett, Stephen Kasprzak, James Hamilton and Frank Goodwin. Messrs. Kasprzak and Hamilton were empowered to vote.

### MINUTES

Mr.Kasprzak recommended that the word "request" be inserted following the word "budget" in the sentence relating to the request to the Selectmen for the Board's 1978 appropriation. It being agreed to, he then moved, Mr.Kellett seconded and the vote was unanimous to accept the minutes of the regular meeting of Jan. II,1978.

### REPORTS OF OFFICERS & COMMITTEES

The Treasurer reported a balance of \$227.47 as of Feb.I,1978. Mr.Kasprzak moved, Mr.Kellett seconded and the vote was unanimous to accept the report as read.

### OLD BUSINESS

LARSON: Atty. Cole appeared for Mr.Larson to whom a Power Permit was refused due to an alleged violation of the subdivision law. It was explained to Atty. Cole that the Board was of the opinion that, when the lot was sold to Mr.Larson, that the previous sale of the lot to the Ireus Co. by Land Management, Inc. placed it in unapproved satisfaction status. Atty. Cole said he planned to research the matter at the Regestry and communicate with us again. He was given an except from the tax map showing the properties.

THORNTON: The Code Enforcement Officer had earlier asked the Board for an opinion relative to the granting of a building permit to Mr. Thornton for the location of a building on his property. After a brief discussion of the matter the Board concluded that it was not well enough acquainted with the matter to form an opinion whereupon Mr. Kasprzak moved, Mr. Kellett seconded and it was voted that the Secretary be instructed to write to Mr. Thornton suggesting that, if he is still interested, he come before the Board and explain his position.

DIGREGORIO:Mr.DiGregorio's request for approval of his plan to add to his non-conforming camp on Little Ossipee Lake was discussed. The Board was not able to reach a conclusion. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that Mr. Hamilton study the matter and report back at the next meeting.

## NEW BUSINESS

Leon Spencer: Mr. Spencer who had, of late, asked the Code
Enforcement Officer to validate a building permit
which he obtained Feb. 2, 1977, prior to the enact-'
ment of the Zoning Ordinance which placed his
property in the Conservation Zone, Mr. Spencer
had purchased the property for the express purpose of building and operating a retail store.
He left with the Board plans of his building
and sketches of the land and proposed location
of the building. The Board will consider his
situation.

Floyd Smith:Mr.Smith brought in a completed Preapplication

Form and an application along with a Sketch

Plan for the development of a 3 lot subdivision

on Ossipee Hill Rd.He was informed that the Board

would want an on-site inspection but not until

after the snow is gone.

To his inquiry as to whether or not he could sell one lot prior to subdivision approval he was told that he should not. He was further admonished that, if he had any thought of abandoning the subdivision idea and selling a lot, he should not do so without legal advice. Nothing will be done by the Board until after the snow is gone.

GRANDFATHERED LOTS: The Code Enforcement Officer had asked the Board's opinion on the building a multifamily dwelling on a grandfathered non-conforming lot in the villiage zone. The Board agreed that while grandfathering entitled an owner to build it does not entitle him to exeed the restrictions placed upon a minimun sized lot.Mr.Kasprzak moved, Mr.Kellett seconded and the vote was unanimous that the Secretary so inform the Code Enforcement Officer.

Meeting adjourned at I0:00 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

WATERBORO, MAINE



#### MINUTES

Regular Meeting, March 8, 1978

Called to order at 7:30 p.m. by Chmn. Foglio; attending members were Ronald Dyer, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Others present were Supt. of S.A.D.#57, Rodney Hatch, Gale Perkins, a Director of S.A.D.#57 and member of school building committee, Mr.Dana Morton, represending Morton & Rose, all there in connection with the proposed new elementary school; Mr.Thornton, Mr.Spencer and Mr.Littlefield.

#### MINUTES:

The minutes of the previous meeting were accepted.

### CORRESPONDENCE & BILLS

The estimate of \$7704. from Dr.Ciullo as his cost for conducting a water quality profile on Little Ossipee Lake was read.

Two copies of the Flood Hazard Analysis of the Little Ossipee River in Limerick and Waterboro were received. The letter of transmittal stated that there is to be a presentation of the report at the Limerick Town Hall on March 30,1978 at 8:00 p.m. to which all Planning Board members are urged to attend and all other interested parties are invited.

### REPORT OF OFFICERS & COMMITTEES

Treasurer's Report: The Treasurer's report of no expenditures in February and a March balance of \$227.47 was unanimously accepted.

## OLD BUSINESS

Charles M. Thornton: Mr. Thornton, having had some problem in getting a certain permit, the purpose for which was not clear to the Planning Board, at the Board's suggestion, appeared to explain the matter. When asked by the Chmn. what he wanted he stated, in effect, that all he wanted to be able to do was to move onto his property in So. Waterboro mobile homes, motor homes, recreational vehicles, and the like plus any buildings of similar capacity all of which would be for sale and not to be used on his property for occupation of any sort. When asked if any would be placed upon what could be properly regarded as a permanent foundation he stated that none would be so installed. When it was suggested that he intended these as inventory only, he agreed. None of the other various activities which are being carried on , on these premises were discussed.

After some discussion Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that since the placing of these structures on his property was only for the purposes discribed, on the conditions that he met the requirements of any State, County or Municipal law with regardeto the conducting such an activity, pluse the requirements of the Zoning Ordinance, the placement of these structures on his property needed no specific permit. In addition, Thornton was reminded that he would need a permit to move a building. The Code Enforcement Officer is to be informed of this action by letter and a copy will be sent to the Selectmen and Mr. Thornton.

Mr.Spencer:Since the Planning Board had not had an opportunity to discuss Mr.Spencers request for reinstatement of his building permit Mr.Kasprzak moved, Mr.Gardner seconded and the vote was unanimous that a Special Meeting be held at 7:00 p.m. on Tuesday, March I4 and the matter be taken up at that time.

Larson: Chmn. Foglio reported that he and the Secretary had carried the particulars of the land transactions affecting Mr. Larson's request for a Power Permit to the Town Atty. for review. That the Atty. stated that he would be absebt for two weeks and that no progress could be made until he returned. That the Atty. suggested that a resume be written up by the Board would simpify the matter. This will be done.

## NEW BUSINESS

Mr.Morton displayed the layout, landscaping and drainage plan for the proposed new elementary school. Various aspects of it such as green belt, access both for vehicular and pedestrian traffic and drainage were discussed at length.

It was suggested that the District make some arrangement whereby a 100 ft. green belt might be left around the outer perimeter of the grounds and be permantly maintained.

It was further suggested that consideration be given to the accesses having in mind the presently proposed main entrance to Rte.5 with its high speed traffic and to any intentions of necessitating foot traffic via the \*Waterboro Center intersection.

In view of the already surface and ground water condition in the area between Rt.5 and the Old Alfred Road it was strongly suggested that the matter of acquiring necessary rights and conducting the surface drainage off under the Old Alfred Road over Earl's property be considered.

It was agreed that these suggestions would be considered and discussed at the Special Meeting on March I4.

Milne: Mr. Littlefield brought in a sketch plan for a development on Ossipee Hill Road. As soon as conditions permit Mr. Milne will be notified of a date for an on-site inspection.

Lyman, Alfred & Shapleigh: Chmn. Foglio, referring to our mutual interests suggested that copies of our Zoning Ordinance and Subdivision Regulations be sent gratis to the Planning Boards of the above Towns.

Little Ossipee Lake: The Selectmen were asked to join the meeting for the purpose of explaining to them that an estimate of \$7704. to do the water quality profile of the Little Ossipee Lake had been received from Dr. Cuillo and that, since the Board had found out that the State D.E.P. would do it for an estimated IO % of that, it would recommend that \$750. would be asked for under Article 59 of the Warrant for the Annual Town Meeting.

Meeting adjourned at II:30 p.m.

Respectfully submitted, January Frank R. Goodwin, Secy. Approved by:

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WATERBORO, MAINE



### MINUTES

Special Meeting, March 14,1978

Called to order by Chmn.Foglio, other members attending were Ronald Dyer, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin.Mr.Loren Spencer attended. Mr. Hamilton was empowered to vote. All preliminaries were dispensed with.

### OLD BUSINESS

Loren Spencer: The matter of the validaty of Mr. Spencer's building permit to build a store building, issued in February 1977 was discussed. He had earlier requested a renewal of it an act which depended upon whether or not the original permit had expired due to the fact that "work" had not been started during the 90 days subsequent to the date of issue. Within the 90 days Spencer had cleared land and set corner stakes for the purposed building and parking lot which, in his mind complied with the start of "work" requirements on the application. His understanding was that the permit was good for 2 years from date of issue once he had complied with the start-of-work requirement. The necessity to build a house for himself and family plus the time involved in getting financing for the store intervened and held up any further work on it, and the 90 days had lapsed. When he applied for a permit for his home the C.E.O. informed him that his permit for the store had lapsed. When he requested an extension of time the C.E.O. refused it claiming that he had not "started work". If the C.E.O. was correct the proposed building would be regulated by the new Zoning Ordinance which was enacted 30 days or so after the date of issue of the permit; if not then all phases of it might not be.

Due to this difference of opinion the C.E.O. sought the opinion of the Planning Board.

After consideration of the above circumstances Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous that the opinion of the Board be that sufficient work had not been done to constitute "start of work". Mr. Kasprzak then moved, Mr. Dyer seconded and the vote was unanimous to notify Mr. Spencer by letter that, if he would stake out the corners of the proposed building, parking lot and side lines of access and exit roads from and onto Rte. 202 and would enter an application for a conditional use accompanied by a soil test report the Board would accept the application for consideration and would arrange with him an on-site inspection date.

Mr. Spencer stated, for the record, that he disagreed with the Board's opinion that his building permit had been voided.

Thornton: The Secretary profferred to the Board a proposed letter to the C.E.O. as directed in the March 8 th. meeting. It was approved by the Board.Mr.Kasprzak moved, Mr. Gardner seconded and the vote was unantimous that, before the letter is sent to the C.E.O., two copies be sent to Mr.Thornton- one for his files and one to be signed by him and returned to the Board - the latter will bear a statement to the effect that by signing he will agree to its content.

Elementary School: It was moved by Kasprzak, seconded by Mr. Hamilton and unanimously voted that the Secretary write a letter to Asst.Supt. Rodney Hatch making the following recommendations regarding the proposed new elementary school in Waterboro Center.

- I. That the drainage from the roof(§) of the building and the paved areas be conducted to the westerly side of the Old Alfred Rd. in order not to contribute further to the already bad water situation in the Old Alfred Rd. area.
- 2. That a green belt of trees IOO ft. in width along Rte.5 and, along the Old Alfred Rd.side, a 50 ft. green belt of trees or as near to 50 ft. as possible; that a conservation easement on these belts be given to the Town of Waterboro which will ensure their perpetual integrity.
- 3. That consideration be given to the installation of a 6' chain link fence inside the green belt commensurate with the dictates of reasonable safety measures to prevent children from wandering from the ball field into the Old Alfred Rd.
- 4. That, prior to the use of the school a set of slow speed warning lights be installed on Rte.5 simular to those at the existing elementary school in the effort to prevent an unfortunate accident such as occurred there and further, to establish a reduced speed Zone reasonable distance either side of the lights.

Meeting adjourned IO: IO p.m.

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

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WATERBORO, MAINE

Minutes Regular Meeting, April 12, 1978

Called to order by Chmn. Foglio at 7:40 p.m.; others present were Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Messrs. Kasprzak and Hamilton were empowered to vote.

Due to the press of business the reading and approval of the minutes of the previous meeting was deferred.

### REPORTS

The Treasurer reported no expenditures in March and a balance of \$227.47 in the account. The report was unanimously approved.

#### OLD BUSINESS

Charles Thornton: Mr. Thornton requested that, in the letter dated March 14, 1978, from the Planning Board to the Code Enforcement Officer Allen Jordan, of which Mr. Thornton received a copy to acknowledge by his signature and which related to his application for approval to locate trailers and buildings, which would be for sale, on his property, before he should sign a copy of this letter, language be added to or following the second paragraph to the effect that it in no way would prevent him from locating one of these structures (or more) on a portion(s) of his property for normal occupancy provided that it was done within the law. Mr. Gardner moved, Mr. Hamilton seconded and the vote was unanimous that the Secretary do so and transmit the revised letter,

New Elementary School: Mr. Hatch, Asst. Supt., Mrs. Pride, Building Comm. member, Mr. Ingalls, Architect, and Mr. Morton, Engineer were present to discuss the proposals on landscaping, drainage and traffic control which the Board made at the previous meeting. Mr. Hatch pointed out that the matters relating to traffic control were the responsibility of the Selectmen and stated that those relative to landscaping were acceptable but that the matter of relocation of the storm drains would need more consideration. Mr. Ingalls and Mr. Morton maintained that the run-off from the roofs and the blacktopped areas which the plans showed to be carried into a natural waterhole southerly from the building would have no noticeable effect upon the ground or surface water level in or on any of the land in that direction between Rtes. 5 and 5A. Mr. Morton said that he had discussed his proposals with both the Soil Conservation and D.E.P. and that both bodies approved the plan. He also reported that

he had attempted to get an easement Earl's property but was refused. The reason for the Board recommending that the drainage be made acknoss Rte, 5A was their awareness of a serious water problem in the Birch Acres development. Consequently, the Board took the position that a sudden runoff of the magnitude possible here could not help but contribute to the problem-especially in the minds of the residents in that area. For this reason and being told that the estimated additional cost for the change in plans would relatively minimal, the Board felt that more effort should be spent to do as it had recommended. Mr. Morton, understanding the Board's concern, agreed to try again.

Mr. Pennell: Mr. Pennell appeared with his attorney, Mr. Burke, Mrs. Pennell and friends to press his case for conditional approval to locate a food takeout service, in the shape of a travel trailer converted for the purpose, just northerly of the Fish's Inn property on Little Ossipee Lake. Mr. Burke presented a petition which he stated contained 150 signatures in favor of the enterprise. After considerable discussion and several statements by the applicant relative to various plans and uses and references made by the Board relative to many non-conformities existing and proposed, the Chairman requested Mr. Pennell to submit a plan showing exactly how he proposed to locate the trailer and a parking lot and where he would make the entrance onto Rte. 5 and along with it a statement explaining the use he intended to make of the existing house and the trailer.

Mr. Perry/Southern Maine Realty: Mr. Perry and his engineer, Mr. Rose brought in a sketch plan and an application relative to a 45 lot, 470 acre subdivision along Buff Brook in the Thyng's Mill area. The application was proper and was signed by the Chmn., Mr. Foglio. An on-site inspection was tentatively set for April 22nd. The Secretary will send mr. Perry a copy of the Waterboro road specifications.

#### ELECTION OF OFFICERS

Mr. Kasprzak moved, Mr. Gardner seconded, and the vote was unanimous, to continue with the same slate of officers for 1978.

Special meetings. The Chmn. called for a special meeting on April 20th at 7:30 p.m. preceded by an on-site inspection of Mr. DiGregorio's and Mr. Mailman's property relative to expansion and rebuilding respectfully. The group will meet at the Town Office for that purpose.

Meeting adjourned at 11:20 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

(see over for approvals)

## Minutes of April 12, 1978 Regular Meeting

Approvals:

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WATERBORO, MAINE



### MINUTES

Special Meeting, April 20,1978.

Called to order at 7:30 p.m. Members present: Chmn. Douglas Foglio, Raymond Kellett, Phillip Gardner, Stephen Kasrzak, James Hamilton and Frank Goodwin. Mr. Hamilton was empowered to vote.

### MINUTES

The minutes for the March 8th. and March 14th. meetings were unanimously accepted as written.

## OLD BUSINESS

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Messrs, Kellett, Gardner, Kasprzak and Goodwin conducted on-site inspections of Mr.DiGregorio's, Mr.Mailman's and Mr. Pennells property prior to the meeting.

C.M. Thornton: The Board unanimously approved of the letter dated April 20 th. to Mr. Thornton, relative to locating structures for sale on his property.

Louis DiGregorio: Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that Mr. DiGregorio be informed by letter that the Board, after reviewing his plan and conducting an on-site inspection, being concerned about the erosion of the bank and theaesthelics when viewed from the lake, had agreed that no part of any addition he might make to his existing cottage on Little Ossipee Lake should be nearer to the Lake than westerly side of a window in the south wall, a point which is about 13 - feet from the back corner of the existing cottage.

Mr. Mailman: Mr. Kellett moved, Mr. Kasprzak seconded and the vote was unanimous that Mr. Mailman be informed by letter that he may clean up the debris resulting from the fire at his cottage, to bring in to our next regular meeting a plan showing the size of his camp and its distance from the nearest mean high water mark of the Lake and showing the configuration of the lot all accompanied by a statement of what he purposes to do.

Mr.Pennell:Mr.Kasprzak moved, Mr.Hamilton seconded and the vote was unanimous that, since the Planning Board had not been informed of it an inquiry be made by letter of the Code Enforcement Officer, with a copy to the Selectmen, as to whether or not Mr. Pennell had procurred a permit for his construction on a cottage on lot 25, tax map 32.

Mr.Perry/Southern Maine Realty Trust: Secretary is to call Mr.Perry to arrange a time on April 22 for the on-site inspection of his proposed development in the Buff Brook area.

Mr.Milne: An on-site inspection of Mr.Milne's proposed subdivision on Ossipee Hill Rd. was scheduled for the evening of April 26; members to assemble at the Town Office at 6:00 p.m.

Little Ossipee Lake - Water Quality Study: Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that Mr. Kellett's offer to do the Secchi test and that he be conpensated for all out-of-pocket expenses involved. Chmn. Foglio suggested and the Board agreed that a copy of the last report be made and sent to the D.E.P. and the "hot spots" in it be pointed out so that these could be rechecked.

Meeting adjourned at 10:15 p.m.

Respectfully submitted, Frank R. Goodwin. Secy. Minutes Special Meeting, April 20,1978

Approved by:

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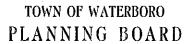
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WATERBORO, MAINE



### MINUTES

Special Meeting - April 26, 1978

Meeting called to order at 7:30 p.m. Members present were Chmn. Foglio, Raymond Kellett, Stephen Kasprzak and Frank Goodwin. Mr. Kasprzak was empowered to vote.

Earl Pennell: Mr. Pennell and his attorney, Mr. Bourke, were in attendance and submitted a sketch-plan of the proposed layout of the lot on which he will locate his food take-out trailer along with his argument substantiating his compliance with the Zoning Ordinance. They produced a letter from the State Highway Dept. over Mr. Norton's signature stating, in essence, that the Dept. was no longer interested in a certain portion of its right-of-way for a depth of 28 feet in front of Mr. Pennell's lot and that he could make whatever use of it he chose. He, therefore, intends to use it for parking. (The actual disposal of it is not yet certain.)

After some discussion, Mr. Kasprzak moved and Mr. Goodwin seconded that the Board recommend that, contingent upon a statement from Mr. Pennell, re: his use of the 28' strip, a temporary permit for six (6) months be granted for this conditional use, the permit to be reconsidered after a public hearing to be held on Oct. 11, 1978; whould the permit be granted, the decision and plans for the hearing will be advertised in the local papers.

Mr. Kellett had serious reservations about granting this approval before the Board could be certain what disposal the State would make of the 28 ft. strip, not only in front of Mr. Pennell's but for the remainder on either side of Mr. Pennell's. It was agreed that the Secretary would inquire of the State Highway Dept. whether or not it would feel the same way about these sections as it does about the land in front of Mr. Pennell's.

The motion was carried by a vote of 2 to 1; Mr. Kasprzak and Mr. Goodwin "for" and Mr. Kellett opposed. The Code Enforcement Officer is to be informed of the action.

Brookside Subdivision: The Selectmen came in to discuss the subdivider's non-compliance with item 2 of the stipluations relative to the provision of sucrety against default on construction of prescribed roads. The Secretary was instructed to notify Mr. Nolette that the Code Enforcement Officer is being advised to issue no more building permits in Brookside until item 2 (above) is complied with.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Frank R Goodwin

Frank Goodwin Secretary

Stephen (app)
Raymond Xellett

WATERBORO, MAINE



Minutes Workshop, May 3, 1978

Members present were Chmn. Foglio, Raymond Kellett, Phillip Gardner, Stephen Kasprzak, and Frank R. Goodwin.

Milne's Subdivision on Osspee Hill Rd: Notify Mr. Milne that he may submit his Preliminary Plan, and asking for the following: a topographical sketch with five (5) foot contours; on the Preliminary Plan, show driveways omplots 3 & 4 and 7 & 8 with their inner edge within 15 feet of the common boundary, and, on lot 6, the edge nearest the southern boundary be not over 15 feet from it.

Southern Maine Realty Trust: Notify Mr. Perry that he may submit the Preliminary Plan for his proposed subdivision along Buff Brook and requesting the following: a topographical mketch with five (5) foot contours, that he provide for and show a 50 foot green belt along the perimeter of the Buff Brook flowage, a ten (10) foot common easement along the rear of lots 31 to 37, foot paths at 600 to 1000 foot intervals through lots 38 to 44 from the road to the common easement, through lots 31 to 37 from the common easement to the inner road and, for access to Buff Brook, through lots 5 to 24. Also show locations of dry hydrants. Suggest that he become familiar with the Zoning Ordinance.

Secretary to write a letter to the Selectmen requesting the money appropriated at the March Town Meeting for the Planning Board. Also a letter to Atty. Elliott inquiring as to the progress on the matter of the lane transactions by Land Management Inc. etc. on Derring Ridge Rd.

Secretary to inquire of the Code Enforcement Officer in what respect Mr. Pennell's application for a building permit to expand his cottage on Little Ossipee Lake differed from other applications for building permits on substandard loss that excepted it from Planning Board review.

Segretary to inquire from Mr. Hatch as to the progress on a decision on the drainage ditch at the new Elementary School.

At the next meeting, appoint a representative to the Road Committee.

Frank R. Goodwan/
Frank R. Goodwin, Secy.

Respectfully submitted,

(See over for approvals)

Approvals

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WATERBORO, MAINE



MINUTES
Regular Meeting
May 10, 1978

Meeting called to order at 7:30 pm. Members present: Chmn. Foglio, Raymond Kellett, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin.

MINUTES: Mr. Kasprzak moved, Mr. Gardner seconded that the minutes of the May 3rd. meeting be accepted as written - it was unanimously voted.

REPORTS: The Treasurer report was deferred until the next meeting.

OLD BUSINESS: Floyd Smith: Back in February Mr. Smith had brought in a sketch plan of a subdivision on Ossipee Hill Rd. The on-site inspection was postponed until the ground became bare. Mr. Mark McCallum from Gendron Realty was in to arrange a date for the inspection. He was told that the Board would consider the matter and inform him by letter.

Mr. Larson: Mr. McFarland was in to inquire what the procedure would be to apply, for Mr. Larson, for subdivision approval of his one lot on Deering Ridge Rd. After Mr. Kasprzak explained the procedure to Mr. McFarland and, since the subdivision is composed of only one 2-acre lot, moved, Mr. Gardner seconded and the vote was unanimous to waive the requirement for the sketch plan and to start at the Preliminary Plan stage.

Mr. Nolette: Chmn. Foglio clarified to Mr. Nolette the requirements for the roads in the Brookside Subdivision. The matter of a bond, as required, was discussed and some suggestions of other types of surety were made.

Chmn. Foglio pointed out that the plans for the dry hydrant did not show it far enough back from the road to connect up the suction line without having the truck in the driving lane and advised Mr. Nolette to discuss it further with Lane Use Consultants. After new plans are made Chmn. Foglio offered to join Mr. Nolette to lay it out.

Mr. Nolette pointed that his permit from the D.E.P. to do this work runs out on June 30th. which does not give him time enough to complete it.

Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous that a letter be written to Mr. Nolette stating that the Board recommended an extension of the permit, which letter he might use in applying for the extension.

Henry Milne: Mr. Littlefield, Mr. Milne's surveyor was in and displayed a plan for the subdivision bearing contour lines which he had transferred to it from the U.S.G.S. map. He was told that more accurate contours would be required. The sketch also showed the proposed driveways as suggested, and, in addition, the changes in lots 1 and 2 making them both larger.

Elementary School: Mr. Goodwin reported that Mr. Hatch said that the dates of May 17th. and 30st. would be satisfactory for a meeting. Since the 17th. would not be acceptable to the Board, the secretary was directed to see if the 18th. would be acceptable.

NEW BUSINESS: Mr. Edward Herman: Mr. Herman stated that he was under a contract to buy a lot on the Old Buxton Rd. near the Waterboro/Hollis line which was one of three lots created from one parcel within the last five years and was questioned by the Code Enforcement Officer as possibly being in subdivision status without approval. After a short discussion, Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that the Board will have to investigate the situation and may even have to seek legal advice before it can be sure about the status of this lot; further that Mr. Herman have from the Board a letter to this effect.

Mr. & Mrs. Baker: The Bakers, who have purchased Fish's Inn were in and inquired if a permit would be required to do some internal renovation costing less than \$500. and if replacement of floor covering would have to be included in the renovation cost. They were tole "no" to both questions. They also asked if they would need a permit to errect a 3 foot by 12 foot sign. They were told they would. They were also told that they would not need a permit merely to repair the dock and the steps down to it. The Board saw no objections to their relocation of the toilet in the building as long as all codes are complied with.

The Bakers claim that there is an encroachment by Mr. Pennell upon their property. They were informed that this was a civil matter with which the Board does not become involved.

Appeals Board: Mr. Hamilton was chosen to attend the hearing on May 16th.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Frank Goodwin

Secretary

(See over for approvals)

Approved by:

Stephen Manualton

January Manualton

January Manualton

WATERBORO, MAINE



#### MINUTES

Work Shop Meeting, May 18,1978
Called to order at 7:30 p.m.
Members present were Phillip Gardner, James Hamilton,
Stephen Kasprzak and Frank Goodwin.

## MINUTES

Mr. Hamilton moved, Mr. Gardner seconded and the vote was unanimous that the minutes of the May 10th meeting be accepted as written.

### CORRESPONDENCE

A letter from the Selectmen stating that James Hamilton has been appointed a member of the Planning Board and that Russell Keith had been appointed as an associate member.

A letter dated May 11, from the State Dept. of Transportation to which was attached a copy of a letter from D.O.T. to Mr. Earl Pennell containing a sketch of Rte.5, including the old road, in front of his camp on Little Ossipee and clarifying the D.O.T.'s letter of April 18 to Mr.Pennell (on file in the Pennell folder).

A letter from the Planning Board to Atty. Elliott suggesting a date of May 24 th for a joint meeting with him and the Selectmen; the date of May 25th has been set.

A copy of a letter, dated May 16th, from the D.O.T. to Atty. Bourke re: Earl Pennell's use of old Rte.5.

Rec'd from the Selectmen copies of 4 abstracts of land transactions by Starrett Pierce for investigation relative to possible subdivision status.

A letter dated May 18, from Mr.Donald Smith containing a soil analysis report in the manner of an application to construct a full foundation beneath his home on Little Ossipee.

### REPORTS OF COMMITTEES AND OFFICERS

The Treasurers report for May of \$227.47 was accepted.

Mr. Hamilton reported from the Appeals Board Meeting concerning a request for variance by Mr. Simoneau that the decision would be delayed until after an on-site inspection set for May 19 th., Board accepted Mr. Hamilton's offer to be the standing member to attend all Board of Appeals hearings.

### OLD BUSINESS

Floyd Smith: It was agreed that the on-site inspection of Mr.Smith's proposed subdivision would be held on May 31st. at 6:30 p.m., just prior to the special meeting on that evening. Mr. McCallum the real state agent will be notified,

DiGregorio: Mr.DeGregorio made a counter proposal to the Planning Board's recommendation relative to his proposed expansion of his camp on Little Ossipee which was to consist of 14 X 22 addition the Lake-side, 14 ft. face of which would start, on the existing camp, at a point about 7ft-6in, back from the front, extend away from the camp not over 14 ft thence 22 ft to the rear and 14 ft back to the camp being flush with the rear wall of the camp. Mr.Goodwin having reviewed this scheme at the site with the owner stated that this proposal over came the most serious objection to Mr. DiGregorio's first proposal and that, considering that it would be consistent with neighboring

structures, felt that the Board should approve of the application. Mr. Kasprzak moved, Mr. Goodwin seconded and the motion was carried by a vote of two for and one opposed, Mr. Hamilton, who opposed it did so for appearence reasons when viewed from the Lake and because he felt that, in the future, the whole camp might be jeopardized by errosion of the banking. Mr.DiGregorio and the C.E.O. will be notified by mail.

Mr. Mailman: Mr. Kasprzak suggested and the Board agreed that, since Mr. Mailman had decided with minor replacement of timbers, would be substantial and that he would not increase the size, the Board must approve his application. Futher Mr. Kasprzak suggested that a copy of Mr. Mailman's letter to the Board stating his intentions be sent to the C.E.O. and that he be remested to see that the letter was conformed to and that, in particular, no second story be added.

Mr. Pennell: Mr. Hamilton suggested, and the Board concurred, that this matter be turned over to the C.E.O. in order that he can follow the development to see that all stated intentions are followed.

Elementary School: Mr. Goodwin reported that the earliest date that Mr. Hatch, the architect and the engineer could meet with us would be May 31st there a Special Meeting will be held on that evening.

#### NEW BUSINESS

Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous that Mr. Gardner, being a civil engineer with vast experence in such matters, be offered as the Board's choice for its representation on the Road Committee. The Secretary is notify the Selectmen.

Donald Smith :Mr. Smith has applied for approval to put a cellar under his cottage which will raise it about 3 ft. and to install a new in-ground sewage disposal system. Mr. Goodwin moved, Mr. Hamilton seconded and the vote was unanimous(Mr. Kasprzak abstaining) that the Board give approval upon receipt of the 3 ft. height increase from

the abuttors on either side of his lot.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

700

WATERBORO, MAINE



#### MINUTES

Special Meeting, May 31,1978

Meeting called to order at 7:45 p.m. by Chmn. Foglio; others present were Phillip Gardner, James Hamilton, Raymond Kellett, Stephen Kasprzak, Russell Keith and Frank Goodwin. Also attending of SAD # 57, were Mr.Rodney Hatch, Mr. Wilbur Ingalls and Duane Rose.

New Elementary School: Mr.Rose presented a revised plan layout for the new schools grounds showing that all surface and roof drainage directed to a depression alongside the Old Alfred Rd. as requested by the Planning Board. This constitued compliance by the S.A.D. and its architects and engineers with the wishes of the Planning Board insofar as their jurisdiction would permit. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was 3 in favor and Mr.Gardner abstaining that a letter be sent to S.A.D.# 57 stating that the revised plan dated May 20,1978 is acceptable to the Planning Board, that although it is not shown, the chain-link fence listed in the March 16 th. letter as item 3 will be installed. Mr. Hatch asked the support of the Planning Board and the Selectmen in the event that any problem came up resulting from the proposed drainage which was in accordance with the wishes of both bodies.

Floyd Smith: Prior to the meeting an on-site inspection was made of Mr.Smith's proposed subdivision on Ossipee Hill Rd. It was agreed that the shetch plan was acceptable, Mr.Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that Mr. Smith should be informed by letter, that he may submit his preliminary plan which should include and show: a contour map having 5 ft. contours, driveway locations as discussed at the inspections, identify and show all culverts, water courses and natural drainage routes, on the location map, show the relativity

of the old Town Pound which, if on Mr.Smith's property, must be preserved, the location and identification by number of the utility poles (across the street) with respect to boundary lines of the subdivision and lots.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

Jagmund Sellet

WATERBORO, MAINE



### MINUTES

Regular Meeting, June 14,1978

Meeting called to order by Chmn. Douglas Foglio at 7:50 p.m. thers present were Raymond Kellett, Phillip Gardner, James Hamilton, Stephen Kasprzak, Russell Keith and Frank Goodwin.

### MINUTES

Mr. Kasprzak moved , Mr. Kellett seconded and the vote was unanimous that the minutes of the previous meeting be approved as written.

### COMMUNICATIONS & BILLS

Two invoices from GannettPlublishing Co. in total amount of\$13.20 which had been paid were noted; a copy of a letter from Murray, Plumb and Murray relative to the dry hydrant at Brookside and a letter from the Arundel Planning Board to Al Hall relative to growth management had been circulated.

### TREASURER'S REPORT

Expenditures in May consisted of \$5.94 to Gannett Publishing Co. and \$25.25 to the Post Office for postage; received from the Town was \$350.00 voted at the March Town Meeting all resulting in a balance of \$546.28 as of June 1.Mr.Kasprzak moved, Mr.Kellett seconded and the vote was unanimous to accept the report.

### OLD BUSINESS

Larson Subdivision: Mr.McFarland presented a plan drawing with several prints of Mr.Larson's single-lot subdivision on Deering's Ridge Rd. along with a copy of the deed, the soils report,\$25.00 cash for the fee(for which he was given a receipt by the Secretary) and the money given to Mrs.Chick for the Town) and four return card receipts from abuttors. Mr. asprzak moved, Mr.Kellett seconded and the vote was unanimous that, since this was a single lot subdivision, the reguirement for a location sketch, and contour map be waived and that this plan be approved as a Final Plan

contingent upon it being so marked and presented for signature on a 34x36 linen along with 10 prints of the same, the leinen then to be recorded by the applicant at the Registry.

Southern Maine Realty Trust Subdivision (Perry): Mr. Perry's engineer , Mr. Rose and his Attorney were present and the latter presented a revised sketch planshowing dry hydrants, access roads, paths and areas and some recreation sites and indicating 61 lots none of which were less than 5 acres. It was recommended that, on the Preliminary Plan. the path between the rear and middle lots run unbroken, that the green belt be shown starting at the high water mark of the old lake, it being the estimated high water mark of a reconstituted lake. Attention was called to the fact that not nearly enough recreationa; area has been shown and that consideration should be given to more. Mr. Kasprak moved, Mr. Gardner seconded and the vote was unanimous that this revised sketch plan, considering the above comments, be accepted and that they should proceed with the Preliminary Plan. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that the requirements for scale under 6.2.1 be waved and a scale of 1 inch equal 200 ft. be used except where clarity required those sections be drawn to a satisfactory acale.

## NEW BUSINESS

Corthell's Property on Ossipee Hill Rd.: Mr.McFarland inquired as to whether ao not Mr.Corthell could build upon his land with out subdivision approval, it being the reminder of a parcel out of which Mr.Blunt had bought a 4 ± acre lot and subdivided it into two lots after having received formal subdivision approval. The Board agreed that Mr.Corthell could build but that if he should to sell yet another lot within less than 5 years from the time he sold to Blunt he would be in subdivision status and would require approval. A power permit was signed.

Breem: Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that the application of the Breem's to build a porth by 12/4 porch onto their cottage be approved.

Bernice Fields: Mr.Kasprzak moved and Mr,Gardner seconded and the vote was unanimous that the C.E.O. be notified that it is the Board's opinion that under Section 2.04 no building permit is required and that under the second paragraph of 2.08 is free to build her porch.

Rodriguez: Mr. Hamilton moved, Mr. Kellett seconded and the vote was unanimous that the C.E.O. be advised to check this application against Sections, 2.04 and 2.08 to see if a permit is needed and whether or not it is a matter for the Planning Board to consider. If, indeed, it must be referred to the Board that it be done on a copy of a regular permit application on which or with which an understandable sketch with necessary diminsions and set-back distances.

Ricker: Application for location of house trailer on existing lot; Mr.Gardner moved, Mr.Goodwin seconded and the vote was 3 for approval one abstaining.

Dubois:Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous that Mr. Dubois' application lacks sufficient information for the Beard to act, suggests that the C.E.O. make an on-site inspection and have the applicant submit a new application showing pertinent dimensions and set-back distances.

Gregoire: in form the C.E.O. that the Board approves Mr. Gregoire's application to complete a cellar under his Camp.

Dube: Mr.Goodwin moved, Mr.Gardner seconded and the vote was unanimous that the D.E.P. should be notified that the Planning Board sees no objections to Mr.Dube's construction and that no hearing should be required.

A plea was made to the Selectmen to make some arrangements to have the C.E.O. or his assistant present at regular Planning Board Meetings.

A workshop meeting will be held on Thursday, June 22.

Meeting adjourned at 10:50 p.m.

Respectfully submitted, frank R. Goodwin, Secy.

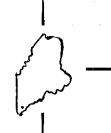
Approved by:

Ogylor Haghir for Our

Region for Sellet

Original Sellet

WATERBORO, MAINE



#### MINUTES

Regular Meeting, July 12, 1978

Meeting convened at 8:00 p.m. by Acting Chmn, Gardner; present were James Hamilton, Russell Keith and Frank Goodwin. Mr. Keith was empowered to vote.

Considerations of previous minutes and reports of the Treasurer were waived.

#### OLD BUSINESS

Mr. Dubois: He had applied for a permit to replace a 10 ft.x 12 ft.deck with 4 ft.x 4 ft.steps in front on the lake-side of his camp on Little Ossipee Lake, with 14 ft. x 29 ft. deck with inboard steps on the No-east end. All of which will be no nearer the lake than the existing deck and steps. It will set on new concrete supports and will have no roof. Mr. Dubois stated that he had no future plans to build a roof.

Mr.Keith moved, Mr.Goodwin seconded and the vote was unanimous that the application be approved and the Code Enforcement Officer duly notified.

Mr. Herman: Mr. Goodwin reported that he had approved a power permit for Mr. Herman's lot on the Old Buxton Road.

Town House Addition: Mr.Goodwin reported that he, as directed, had arranged with the Land Use Consultants, Inc. by phone to have David Haynes appear at a meeting at the Town Office on July 13, at 7:30 p.m. prior to which he would contact either or both Chmn. Foglio and/or Stephen Kasprzak,

The Selectmen reported that they had talked with the Code Enforcement Officer relative to his attendance at the Planning Board Meetings and were assured that he would be present by 9 o'clock. The Planning Board had previously pointed out to the Selectmen that much of its business would be greatly facilitated by the presence of the Code Enforcement Officer.

#### NEW BUSINESS

Mr. Richard L. Pierce applied for a power permit for, presumably, Lot 60, Map 11 which lot was deemed not to be a subdivision in accordance with the Subdivision Law and was, therefore, granted.

Growth Control Ordinance: Mr.Keith, being concerned about the projected growth of the Town and of the burden of the costs of schools in particular suggested that the matter of a growth control ordinance be addressed. He will discuss the matter with S.M.R.P.C. to determine what assistance it can be in acquainting the Board with the advantages and disadvantages of such an ordinance, what, if any. assistance the Commission could be in drafting one and what the expense to the Town would be for its services.

Planning Board Meetings: The concensus of those present was that the Board should hold, regularly, an additional monthly meeting in the fourth week of each month, but vote on the matter was deferred until the entire Board is present or, at least, the entire concensus is known.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

Susself L. Ketth Thilly In Januar

WATERBORO, MAINE



Workshop, July 13,1978, 7:30 p.m.

Members present were Chmn. Foglio, Mr. Goodwin, Mr. Hamilton, Mr. Keith and Mr. Gardner.

Proposed addidtion to the Town House:

David Haynes of Land Use Consultants, Inc. was present and presented a site plan of the proposed entire lay out which, except for a few minor details, was satisfactory. It was agreed that there should be a walkway on the east side of the complex for use by physically handicapped, that parking facilities in front be reconsidered and the the known in the walkway where the flaypole was proposed be removed and the flagpole relocated.

The matter of a revised set of floor and devation plans was discussed. As it was left Mr. Haynes will contact Mr. Kasprzak hopefully to get the originals of the existing plans, which he will reverse print, make changes proposed at a previous meeting and submit all to the Planning Board.

Frank P Goodwan, Secy.

WATERBORO, MAINE



#### MINUTES

Regular Meeting, Aug. 9,1978

Members present were Phillip Gardner. James Hamilton, and Frank Goodwin. Mr. Gardner acted as chairman. There being no quorum present the Treasurer's Report and the reading of the minutes were waived.

Mr.Rodrigez: Was in explaining that he wanted a permit to construct a cellar under a portion of his existing house on Ricker Lane. It will be 11x 26 Ft, of concrete blocks on the inside, have a footing and a concrete floor with a drain to the rear. He estimated that the set-back from the street is 30 ft., one side lot line setback is about 200ft. the other about 100 and the rear about 200 or more. He will do the work himself and he estimates the cost to be less than \$500. He filled out an application form with this information on it and left it for the Building Inspector.

Mr. Lavoire: He claims to own a lot in the Birch Crest subdivision which lot was bisected by a ## ft.R/W. A survey was done by John Rossborough on May 6,1971 revised on May 15,1971. He asked several questions which could not be answered because the original survey was in error. He was advised to contact Mr. Rossborough and have an accurate survey made.

Mr. Lauri Mondene of the Drown Agency was also in and interested in the same matter.

Mr. Mondene inquired as to whether or not the lots in Mill Acres subdivision, which was approved prior to the enactment of the Zoning Ordinance were in compliance; he was informed that they were.

He also inquired about a possible subdivision on Bagley Rd. He purchased a copy of both the Subdivision Regulations and the Zoning Ordinance-(the money turned over to Mrs. Chick) and told to follow the procedure layed out in the Regulations.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

WATERBORO MAINE



#### MINUTES

Regular Meeting, Sept.13,1978

Called to order by Chmn. Foglio, at 7:30 p.m.; others present were Phillip Gardner, Raymond Kellett, Russell Keith and Frank Goodwin; Mr. Keith was empowered to vote by the Chmn. Ed Monro, the Assist. C.E.O. was present.

#### MINUTES

Mr. Gardner moved, Mr. Kellett seconded and the vote was unanimous to approve the minutes of the June 14th meeting as written.

Mr. Gardner moved, Mr. Keith seconded and the vote was unanimous to approve the minutes of the July 12 th. mexting as written.

#### CORRESPONDENCE & BILLS

Acknowledgement by the Jordans of the flowers sent by the Board in Sympathly upon the untimely death of their son.

Copy of a letter from the Inland Fisheries and Wildlife relative to Mr. Nolettes permit to install a dry hydrant.

Notice of application to the S.R.C.C. by Thomas J. Cole to add a porch and garage to an existing dwelling in Lake Arrowhead Estates.

Copy of a letter to John Fallon in reply to his letter of July 30th.

From Murray, Plumb and Murray relative to the error in survey of Brookside.

Notice from Casco Bank & Trust asking for the Treasurers Social Security No.

A copy of Stephen Kasprzak's letter tendering his resignation as an associate member of the Planning Board.

Copy of a letter from Selectmen to Stephen Kasprzak acknowledging his letter of resignation and expressing their gratitude and commendation for his interest in Town affairs and work on the Planning Board and their regrets over the loss of his valuable assistance. A copy of the notice of the Board of appeals meeting on Sept.19 acopy of which received by all members. A notice by George Cammeron to abjuting property owners that he has made an application for a Great Ponds Permit to replace the dam at Thyng's Mill site and to return the level of the resulting pand to its former level. Mr. Kellett moved, Mr. Gardner seconded and the vote was unanimous to pay the bill for the flowers for the Jordan's, and to reimburse Frank Goodwin for the cost (\$5.95) of a new mike for the tape recorder(the then existing one had failed to function.)

#### REPORTS OF OFFICERS

The Treasurer reported that there having been no expenditures in August there was a balance on Sept.1st of \$519.08/ Mr. Keith moved, Mr. Gardner seconded and the vote was unanimous that the report be accepted/

#### NEW BUSINESS

James Monteith: Application for building permit to construct a foundation under his existing house: , Mr. Keith moved, Mr. Gardner seconded and the vote was unanimous to approve the application. Henry Milne: Brought in a Preliminary Plan and a Final Plan for his Eastview Subdivision on Ossipee Hill Rd., a check in the amount of \$25,00(which was turned over to the Town Treasurer) for 4 lots, a soils report from Dean Preschel stating that the soil was satisfactory for in-ground sewage disposal, the return cards from abuttors and a letter to the Board asking for a waiver of the 1in equals 60 ft rule and the acceptance of a 1in equals 100 ft since the lots were of a large area. Mr. Goodwin moved, Mr. Gardner seconded and the vote was unanimous that this waiver be granted. Mr. Gardner moved, Mr. Keith seconded and the vote was unanimous

that the Preliminary Plan revised 9-13-78 be approved.

Mr. Keith moved and Mr. Gardner seconded that the Final Plan of Eastview be approved as presented. Mr.& Mrs. Presby: Have applaied for a Building Permit to move a building onto their lot which is the old Red School house lot at the corner of Middle Rd and the Ross Corner Rd. Mr. Nesbitt was in assisting them with their application. It would be for seasonal use only. Mr. Goodwin moved, Mr. Kellett seconded and the vote was unanimous that the application be approved. John & Mary Sullivan: Applied for a Building Permit to construct a 10X38 Ft. porch on their camp in the Eastern Shores development on a lot which is 100 T feet from the water line and the porch will be some 50 ft from the property line on the flowage side, the road being at the rear of the camp.Mr.Keith moved, Mr. Gardner seconded and the vote was unanimous that the application be approved subjected to the verification that suitable foundationwould be used and approved by th Building Inspector.

Mr. Israel Rodriguez: an application to install a foundation under part of his house on Ricker Lane. After review of the proposal it was the consensus of the Board that since the lot was one of record at the enactment of the Zoning Ordinance, that the lot size meets the requirements and the cost is estimated to be less than \$500. a Building Permit should not be required.

Norman Dubois: Application to remove existing porch and construct one slightly longer was approved.

#### BROOKSIDE SUBDIVISION

It having been brought to the Board's attention that a defect in the survey of the subdivision may exist which, if true and not rectified would seriouslyimpair the roadway, and furtherm that there is a possiblity that the drainage ditch onto the land of Mr. Harriman is in jeopardy, the Board instructed the Secretary to notify Mr. Nolette of a special meeting on Sept. 27 and request him to be present to explain the situation

to the Board unless the dispute shall have been

resolved prior to that time leaving the subdivion as shown on the approved Final Plan and the Board so informed by a letter from his Atty.

Special Meeting: Mr. Gardner moved and Mr. Keith seconded that a special meeting be held on Sept.27 at 7:30 p.m. at the Town Office Bldg. to discussprimarily, the Brookside matter and George Cameron's application to rebuild the Thyng's Mill Dam. There will be an on-site inspection of the site on Sept.17. Meet at Mr. Goodwin's at 9 a.m.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Frank R. Goodwin.Secv.

Approved by:

Supple Litert Doymon Sellet Dally Mafri



WATERBORO, MAINE



#### MINUTES

SPECIAL MEETING - Sept. 27, 1978

Meeting called to order at 7:30 p.m. by Chmn. Foglio; others present were Mr. Gardner, Mr. Keith and Mr. Goodwin. Also present were Chmn. Randel and Mr. Darling of the Appeals Board; Mr. Munro, Asst. C.E.O. and Mr. Roger Batchelder and son Mark, parties interested in the Thyng's Mill Dam reclamation and Selectmen Robert C. Fay. Mr. Keith was empowered to vote.

The entire meeting was devoted to discussion of the proposed reconstruction of the breached Thyng's Mill Dam by George Cameron who had submitted an application to the Maine Dept. of Environmental Protection (D.E.P.) for approval. The Board had been in possession since its last regular meeting on Sept. 13th., of a copy of the application which included a plan of the proposed recontruction and a topographical sketch of most of the flowage.

The following matters of concern were pointed out and discussed:

- 1. The quality of the concrete and the adequacy of the reinforcing in that part of the old dam now standing and which is proposed to be used in the repaired dam as a core.
- 2. There is no indication that the existing concrete is or the proposed core will be keyed into bedrock.
- 3. The many voids between the existing concrete and the ledge.
- 4. The compacting and sealing characteristics of the local "borrow" which is assumed to be the "common fill" referred to on the plan.
- 5. At least one abuttor avows he has not been notified as prescribed by law - it is, therefore, questionable as to whether or not others have been.
- 6. Although a check of the U.S.G.S. Map of the area shows that the Ross Corner Road will be inundated by 4 ft. or more of water by the empoundment. This is not indicated on the topographical sketch.
- 7. When the former dam constructed by the same interests, went out it washed out a large section of Town road plus a relatively new steel framed bridge which crossed the stream just below the former dam. There has been no restitution for this damage which, it is felt, was due to inadequate precautions nor is there any indication on the plan or any statement to the effect that this road and bridge will be replaced.

It was decided and the Selectmen agreed that the rebuilding of this dam was of enough concern to landowners both above and below the dam to justify the retention of our own engineer to review the proposal to ensure the adequacy of the dam in all respects. The Planning Board was empowered by the Selectmen to contact Land Use Consultants, Inc. to do so. The Secretary was instructed to notify the firm by letter enclosing a set of the plans and requesting a meeting as soon as the plans could be digested and comments prepared.

The Secretary was also instructed to put the Board's concerns in a letter to the D.E.P. and request a further extension until the recommendations from our engineer have been received.

Both Mr. Batchelder and his son affirmed that they were going to oppose the impoundment due to serious flooding of many acres of their property.

Due to the amount of Planning Board business, a special meeting was scheduled for Oct. 4th. at 7:30 p.m.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Jeanh Poodwin

Approvd. By:

Approvd. By:

Approvd. By:

Massell L. Keith

Massell L. Keith

WATERBORO, MAINE



#### MINUTES

Special Meeting, Oct.4,1978

Called to order at 7:30 p.m. by Chmn. Foglio; others present were James Hamilton, Russell Keith and Frank Goodwin. Mr. Keith was empowered to vote.

#### MINUTES

The minutes of the Sept.27 th. meeting were approved as written

Mr. Roubo: Made application for Planning Board approval of his proposed addition of a garage and breezeway to his residence on Route 5. Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous to approve the construction.

Phillip Woodward: Applies for a building permit to raise an existing attached shed and replace it on his existing two appartment building at the southeast corner of the intersection of Town House Rd. and Rte.5 and to relocate the entrance which is on the Rte.5 dide to the southwest corner, of the southerly side adjacent to the shed. The structure has been a two family dwelling for at least 8 years. Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous to approve the application.

Power Permits: The following Power Permits have been approved:

Allen Briggs, Lot 6A on Map 4, on Ossipee Hill Rd.

Richard Harnett, Lot 25, Map 10, On Bagley Rd. Starrerr Pierce and Kenneth Pierce

Thyngs Mill Dam: A tentative date for an on-site inspection with Land Use Consultants Engineer is set for Tuesday Oct.10, time and meeting place yet to be decided. The Secretary was instructed to send to Atty.Paul McElhinney a copy of the Sept.27 minutes and a copy of the Selectmen's letter to Maine D.E.P. regarding the reconstruction of the dam.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved by:

Kussell L. Seith

WATERBORO, MAINE



#### MINUTES

Regular Meeting, Oct.11,1978

Meeting called to order by acting Chmn, Gardner at 7:35 p.m.; others present were James Hamilton, Russell Keith and Frank Goodwin.--Chmn. Foglio joined the group later. Mr. Keith was empowered to vote. Mrs Ruth Evans of the Standard was present.

#### MINUTES

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous that the minutes of Oct. 4th. meeting be approved as written.

#### COMMUNICATIONS & BILLS

Mr. Keith moved ,Mr. Hamilton seconded and the vote was unanimous to pay a bill from the Journal Tribune for \$7.00 for a legal ad.
Attention was called to the fact that the Secretary/Treasurer had been previously authorized to pay whatever bills that were without question and not over \$25.00 without approval. The following expenditures were made or bills paid since the Oct.4th meeting:
To M.M.A. for subscribtions to the "Townsman" \$22.50 To Gannett Pub.Co.: one for \$3.96 and one for \$5.28 To Waterboro Country Hardware for stationery \$5.88 To Postmaster for stamps

A letter to Atty.McElhinney transmitting a copy of a letter from the Selectmen to the D.E.P. relative to constant regarding the rebuilding of Thyng's Mill dam.

A copy of a letter to Mr. Charles Kellogg of the D.E.P. regarding the same matter by Roland Cole, Atty, for Roger Batchelder.

#### REPORTS OF COMMITTEES

The Treasurer reported expenditures in September as follows:

To. Prestege Hse. of Flowers \$15.75
To F.Goodwin, reimbursement for Microphone 5.95

leaving a balance of \$497.38.

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to accept the Treasurers report.

#### OLD BUSINESS

Thyng's Mill: An on-site inspection was held on Oct 3rd, with Mr. Goodnow and Mr. Gerber from Land Use Consultants, Inc.Mr. Hamilton reported the essence of the inspection: Attention was drawn to the soil, the proposed extent of the new concrete core, the condition of the existing concrete which is proposed to make up the remainder of the core, the apparent lack of ties to bedrock intended for the new core and present in the existing concrete, the voids under the existing concrete between it and bedrock, the seepage through an earth cofferdam made with on-site soils which is also intended to be used as fill around the concrete core, large cracks in the bedrock and the proposed elevation of the impounded water as it will affect the abutting property and especially the Ross Corner Road which it will inundate. The Ross Corner Road site was also inspected revealing that an estimated 1000 to 2000 feet of the Road would be inundated.

The Lake Sherburne dam was also inspected revealing that there is considerable seepage under the overflow section at the easterly side of the dam.

Land Use consultants will digest the data collected and make a report to the Planning Board which will dwell upon the concerns of their engineer relative to the structural aspects of the dam.

Elementary School: James Earl, Sr. registered a complaint with Chmn. Foglio relative to the discharge of the roof water from the new school into a depression adjacent to the Old Alfred Rd and across from his property. Mr. Foglio promised to meet him at the site on Thursday, Oct. 12th at 7:30 p.m. and requested as many of the Board as could to be there.

Crabtree Acres: Mr. Laurie Mondene, representing Richard and Joyce Crabtree, brought in a Sketch Plan of a proposed subdivision of a 110 acre tract into 5 lots varying in size from 15 to 26 acres each and fronting on Bagley Rd. with frontage of 500 to 1160 feet. There will be an on-site inspection on Oct. 21 at 2:00 p.m.- meetoon the site.

Southern Maine Realty Trust: Duane Rose, representing Mr. Perry of the Trust presented a Preliminary Plan which proposes to devide the 460 - acres into 56 lots varying from 4.7 to 23.4 acres--- the majority being from 567 acres, and, along with it, an application for subdivision approval and a check for \$129.00, the application fee. (The check was turned over to the Selectmen). The proposed name, Mountain View Estates is in conflict with an existing subdivision and is to be changed to Buff Brook Estates.

The heavy dashed contour on the easterly side denotes the approximate normal high water mark of the lake which existed prior to the wash-out of the dam, therfore, the green belt is shown relative to that as was agreed earlier.

Although the Regulations permit the use of stone, concrete or iron pin corner markings the intent is to use stone or concrete to mark the outer perimeter and iron to mark the lot corners with the exception that stone monuments will be used, for instance, an Lots 26 & 41, on Lots 30 and 45 and on 35 & 50. These are to be used because of their durability since they will establish straight lines for use as reference should future surveys be required. If the surveyor finds other locations more feasible he is at liberty to use them.

When the Final Plan is submitted the applicant desires to get approval of the entire plan but to be permitted to develop the tract in phases completing each phase before starting another. This means that the detailed survey and pin placements on indivdual lots will be done on a phase basis but that the outside perimeter will be surveyed and marked as a part of the final phase.

The Board will discuss the conditions of this approval at an early meeting.

The Board was instructed to direct all correspondence to the Trusts Attorney, Mr.McElhinney, Box 66, Sanford.

Mills Acres; Wade Junkins: A letter to be sent to Mr. Junkins at L.C. Andrews Co. informing him that his subdivision is in a "Village" zone and complies with the Zoning Ordinance.

Brookside: The Selectmen were informed of the fact that the Planning Board had received no response to a letter to Mr. Paul Nolette, dated Sept. 14, asking him to appear and explain the reported challenge, by Mr. Harriman of Brookside's property rights. The Selectmen will inform him by mail that no further building permits will be issued until he meets with the Board.

#### NEW BUSINESS

Write a letter to the Town Counsel requesting an opinion as to what improvements, outside of an applicants subdivision, the Town can legally require him to make or provide for and what conditions must prevail for the Town to do so.

There will be a Special Meeting on Oct.25, at 7:30 p.m.

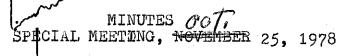
Meeting adjourned at 10:30

Respectfully submitted: Frank R. Goodwin, Secy.

Approved by:

Mandon

WATERBORO, MAINE



Opened by acting Chmn. Gardner; others present were Raymond Kellett, James Hamilton, Russell Keith and Frank Goodwin. The Chmn. empowered Mr. Keith to vote.

#### MINUTES

Mr. Keith moved, Mr. Kellett seconded and the vote was unanimous that the Minutes of the October 11ht meeting be approved as written.

### COMMUNICATIONS AND BILLS

A bill from the Guy Gannett Pub. Go. for a legal notice in the amount of \$5.94.

A letter from Mr. Robt. Fay, Selectman, relative to clarification of the responsibility of determining size of culverts in driveways.

#### OLD BUSINESS

Buff Brook Estates: The Preliminary Plan was reviewed revealing the following deficiencies:

- Abuttors not shown, (6.2.1-4).
   Zoning not indicated, (6.2.1-5).
- 3. Approval of dry hydrants by Fire Chief not documented.
- 4. Soil tests for each lot, (6.2.1-10).
- 5. No documented statement relative to what the applicant intends to do in the way of improving Thing's Mill Rd.
- 6. Lots 33, 34, 35 and 46 less than the required 5 acres.
- 7. Culvert sizes not specified, (6.2.1-6); see Road Commissioner.
- 8. Recreation area on Mountain View Rd. does not comply with 8.1.2.
- 9a. The turn-around on Mtn. View Circle should be 150 ft. in diameter, (9.3.1.6).
  b. Mtn. View Circle exceeds the allowable 600 ft. for
  - cul-de-sacs, (9.3.1.6).
- 10. Foot path should extend between lots 40, 41 and 26.
- 11. No documentation of approval of soil erosion and sediment control by an acceptable authority, (6.2.1-25).
- 12. No general location map, (6.2.1-25).

In addition, the name of the streets must be checked with the official Town list; the intentions regarding the road between lot 55 and the Sherbourne Dam Rd. must be clarified; it is to be noted that the recreation area on Thyng's Mill Rd. would not be large enough on which to build a recreation building, should one be desireable in the future; the method of mail delivery should be settled upon; and Shapleigh's attitude regarding the building and maintenance of access roads should be documented.

### Minutes, Special Meeting, October 25, 1978

The above is to be transmitted to the applicant through his attorney.

No decisions were made on the conditions which are to be imposed upon the proposed phase-development plan.

<u>Crabtree Acres</u>: The Sketch Plan and the on-site inspection were satisfactory. The applicant is to be so notified.

Thyng's Mill Dam: It was decided to hold a public hearing on this matter at the Town House at 7:30 p.m. on Nov. 2, 1978.

#### NEW BUSINESS

It was decided to discuss Selectman Fay's letter regarding culverts with him in the immediate future.

Meeting adjourned at 10:55 p.m.

Respectfully submitted,

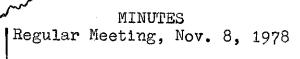
Trank R. Goodwin, Secy.

APPROVALS:

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Manufon

WATERBORO, MAINE



Called to order at 7:30 p.m. by Chmn. Foglio; others present were Raymond Kellett, Phillip Gardner, James Hamilton and Russell Keith. Mr. Keith was empowered by the Chmn. to vote.

#### MINUTES

The minutes of the October 25th meeting were approved after having corrected the meeting date.

#### REPORTS OF COMMITTEES AND OFFICERS

The Treasurer's report of expenditures in October of \$82.62, leaving a balance of \$414.76 on November 1st was approved.

#### NEW BUSINESS

Pennell's Skating Rink: Mr. Pennell was expected to be present to seek approval to open a roller skating rink on his property on Ossipee Hill Rd. but, possibly to rumors of generated opposition to the proposal, did not appear. However, the following citizens did voicing as their objections drainage, traffic problems and problems due to abuse of alcohol, unsuitability of the land, possibilities of flooding of property directly below, quality of winter roads, the police services required etc.: Gene Norris, Anathalia Isaac, Loretta Larruel, Betty A. Earl, Mary M. Kelly, Eleanor J. Moses, Gladys I. Moses, Evelyn A. Thompson, Anita J. Denby, Roland E. Denby, Ellen Fay, Patrick Kelly, Royce Young, Danyl Delano, Fred Fay, David Stevens, Meredith Stevens, Ruthanne Fay, Robert Fay and Melvin Day, all from Ossipee Hill Rd., also Frank Hobbs, So. Portland; Rachel Curtis, Town Rd.; Gloria and Floyd Smith, So. Windham. Babineau: Mr. Petit presented for approval, on behalf of Mr. Babineau, an application for approval to relocate a 24 ft. by 18 ft. cottage on the Ossipee Flowage far enough into the lot to enable him to add a porch. Mr. Gardner momve and Mr. Keith seconded that an on-site inspection be held on Mov. 12th at 1:00 p.m. and that the application be approved. Mr. Kellett proposed an amendment, seconded by Mr. Keith, that the approval be on the condition that a new sketch be presented at the on-site inspection showing all dimensions such as where the cottage will be set and the location of the septic tank; the location of the cottage will be evidenced by location of pins by the time of the on-site inspection; that the building be located as far as possible from the normal high water mark Commensurate with a reasonable setback from the back lot The amendment was adopted and the main motion was passed by a vote of 3 in favor and 1. Mr. Hamilton, opposed.

### Minutes, Nov. 8th Regular Meeting

Special Meeting; Called for Nov. 21st to review a sketch plan submitted by Ireus Co.; to consider matters pertaining to Buff Brook subdivision, Crabtree Acres subdivision; proposed classification and specifications for Town roads on the basis of material submitted by Mr. Hamilton after having discussed the matter with S.M.R.P.C. and any other business which might be brought before the meeting.

At 10:30 p.m. Mr. Gardner moved, Mr. Keith seconded and the vote was unanimous to adjourn.

Approvals:

Respectfully submitted,

Frank R. Goodwin, Secy.

A oppose Dennell Skaling Ruc Gene Norris Ossipe e Hill Old Mathalia Isaac Osseper Hill Och. Frank A. Hobbs - 230 Cottage Rd. - 5. Portland 04106 Loretta farrice Ossiper Hill Col. Betty a Earl Old alfred Rd. Mary M. Kelly Ossipee Hill Rd. Cleanor Moves Cosiper Hill Hoad Blady & moses Ossiper thee Rd. Evelyn a Thompson Ossipe Hell Rd. Kachel Curtis Town Rd anita g. Desley Ossifel Will Rd. Goland E. Lenly Osseper Hill Vil Ellen Forg Dessiper Hill Rd. Patrik Kerly Obsiper Her Rd. Royce young Desker Hill Rd Wangl Velano Ossipee Fell Rd. David Un Stevens Except Hill Rd Mudich L. Stevens asiper Neco Qd. Kuthanne Fay OssiPEE His RD Sloria R. Smith - Chite Rd. So Windlam 04082 Those & Smit I knowled works Pull Fren

WATERBORO, MAINE



Special Meeting, Nov. 21, 1978

Called to order at 7:30 p.m. by Chmn. Foglio; others present were Raymond Kellett, James Hamilton, Robert Goodwin, Russell Keith and Frank Goodwin. Mr. Keith was empowered to vote.

Collins: Applied for approval to move his cottage on Lake Sherburne 20 ft. nearer the Lake (within 76 ft. of the normal high water line) placing it on a new foundation which would by taking advantage of the slope of the land, provide a walk-in basement. Mr. Keith moved, Mr.Kellett seconded and the vote was unanimous that Mr.Collins be informed by letter that the Planning Board would approve the construction of the foundation but that since he wishes to encroach upon the minimum setback distance of 100 ft. he will have to apply to the Zoning Board of Appeals for a variance.

Dick Gendron: Has inquired of Chmn. Foglio what the attitude of the Planning Board would be should he wish to build a house to the rear of his existing cottage off the Silas Brown Road on Little Ossipee Lake retaining, for some definite time after the completion of the new building, the existing which would then be taken down. Discussion of the matter, although it did not disclose any serious objection to a reasonable agreement, resulted in the opinion that the Planning Board would not be the one to make the decision Mr. Kellett advised that this matter should, at some convenient time, be discussed with the Town Counsel and that a note be made to the file to list it as one of the possible change to be made in the Zoning Ordinance, when time came for revisions.

Roads- Standards and Classifications: Chmn. Foglio appointed Mr.Gardner and himself to comprise a committee to draw up new standards for road construction, and Mr.Hamilton and Mr.Goodwin as a committee to classify all roads in the Town as to their use,

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Frank R. Goodwin.Secv.

Approved by:

WATERBORO, MAINE



#### MINUTES

Regular Meeting - Dec. 13, 1978

Opened at 7:30 p.m. by Acting Chmn. Gardner; others present were Raymond Kellett, Robert Goodwin and Frank Goodwin. Robert Goodwin was empowered to vote.

Minutes: Mr. Kellett moved, Robert Goodwin seconded and the vote was unanimous that the minutes for the meetings of Nov. 8th. and Nov. 21st. be accepted as written.

Correspondence & Bills: The Secretary reported that a bill for \$4.62 from the Portland Press Herald and one for \$3.94 from the Journal Tribune, both for legal ads had been paid.

Reports of Officers & Committees: Treasurer reported that in Nov., \$12.54 had been paid to Gannett Pub. Co. and \$8.75 to the Journal Tribune, both amounts for legal ads, leaving a balance of \$393.47 as of Nov. 30th. Mr. Kellett moved, Mr. Gardner seconded and the vote was unanimous that the report be accepted.

Frank Goodwin reporting for the Committee on Classification of Roads stated that a Town map had been colored up showing the Committee's proposal for the classification which matter would be discussed under Old Business.

Mr. Gardner, reporting for the Committee on Road Design and Construction Standards stated that the standards have been drafted and are ready to be typed.

#### Old Business:

CRABTREE ACRES: Ms. Carol Goodwin from the Drown Agency and Leroy Witham, Engineer appeared to present a Preliminary Plan for Crabtree Acres for approval and with it a check for \$27.00, as required for the five lot subdivision. Upon advice of Mr. Gardner, the Engineer promised to place iron pins on each side lot line at a point 25 ft. in from the estimated center of the existing roadway as reference points also on the perimeter an iron monument at each angle point. The application was singed as acknowledged and a copy given to Ms. Goodwin. They were informed that the Plan would be further reviewed and that they would be informed by letter of the conclusions.

IREUS CO.: The Sketch Plan of a proposed subdivision on West Buxton Road was considered. It had been left at the office on Oct. 25, 1978 for possible review at the Special meeting that evening without having an appointment as prescribed. The application was not made on the proper forms. In the interest of consis-

tency of treatment of all applicants, Mr. Kellett moved, Robert Goodwin seconded and the vote was unanimous to require Ireus to make proper application. It was pointed out that an on-site inspection could not now be made until the snow is gone.

CLASSIFICATION OF ROADS & STREETS: Mr. Goodwin displayed a Town map which had been colored to indicate the tentative classification of each road. He explained that the considered classifications were: Arterial, Collector, Minor and Industrial/Commercial. He pointed out that this classification was really in the manner of a Master Plan or a Long-Range Plan which is important now in order to act and build now with the future in mind. He stated that the existing streets would also be catagorized on the basis of their construction and use in order that a program of orderly improvement could be instituted.

New Business: Proposed Ordinance Relative to Culverts: Selectmen Fay had drawn up a proposed ordinance relative to the control of culvert installation particularly as it applies to those installed in driveways. Mr. Fay asked for the Board's opinion on it. Mr. Gardner said that the culverts specs would appear in the new Road specs and suggested that consideration of the ordinance be postponed until the new specs have been reviewed.

Special Meeting: A secial meeting was planned for the evening of Dec. 19th.

Meeting adjourned at 9:30 p.m.

Approved by:  Ohilly Magazin	Respectfully submi-
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WATERBORO, MAINE



#### MINUTES

Special Meeting - Dec. 19, 1978

Members present were Messrs. Kellett, Keith, Robert Goodwin and Frank Goodwin. Mr. Kellett acted as Chairman and empowered both Messrs. Keith and Robert Goodwin to vote.

#### OLD BUSINESS:

<u>Crabtree Acres</u> - The Preliminary Plan was reviewed and the following comments made:

- 1. The Plan should be on a 24" X 36" sheet. (see 6.2.1)
- 2. The scale of 1" = 200 ft. is acceptable.
- 3. The requirement of a True North Arrowsis waived in favor of a Magnetic North Arrow properly designated.
- 4. The name and address of the record owner and of the soil scientist should be on the Plan. (6.2.1-2)
- 5. The boundary line between the Clapper lot and "unclaimed" lot should, if possible, be indicated and the lot so titled. (6.2.1-4)
- 6. The zoning district boundary which runs through the tract should be shown. (6.2.1-5)
- 7. The average width of the road should be shown. (6.2.1-7)
- 8. Since the lower right-hand corner of lot 5 comprises considerable land, the contours should be shown on it. (6.2.1-9)
- 9. The location of the test pits should be shown on both the Preliminary and Final Plan. (6.2.1-10) The soil report does not show the recommended disposal for each lot.
- 10. A copy of the deed is needed and a reference should be made on the Plan to the Town Tax Map and lot numbers.
- 11. The natural routes for the flow of surface water should be clearly shown and should not be altered by any present or future landowner without Planning Board approval.
- 12. A green-belt strip should be shown, the inner boundary of which shall be 50 feet back from the approximate centerline of the existing road. See 8.8.2 for this and other requirements.

- 13. A soil erosion and sediment control plan should be discussed with either the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission and an endorsement submitted. (6.2.1-21)
- 14. The Planning Board requests a plan of the subdivision with the contours superimposed thereon.
  - 15. All cemeteries should be so titled and, if any do not abut the Town road, access to it shall be reserved as a right-of-way to the Town. No such cemetery shall be included as a part of any lot and all shall be conveyed to the Town.

It is expected that any part of a Town road which abuts the subdivision and does not meet minimum Town Road Standards shall be made to comply with the standards. Culvert sizes will be determined by the Road Commissioner.

An Ordinance Pertaining to Culverts - In light of the fact that road drainage will be covered in the new Road Design and Construction Specifications, Selectmen Fay will discuss the necessity of an ordinance with the Town Counsel.

#### NEW BUSINESS:

Ricard The question was raised as to whether or not the building on Mr. Ricard's property complies with the Subdivision Regulations. The Secretary will look into the matter.

Everett Phillips - A power permit was granted Mr. Phillips for his property on Saw Mill Road.

Subdivision Regulation - Roads - Mr. Keith moved, Mr. Robert Goodwin seconded and the vote was unanimous that whosoever develops a subdivision which abuts a Town road not meeting minimum Waterboro Town Standards shall be required to reconstruct, at his expense, such road to comply with said standards.

Planning Board Appropriation for 1978 - The Selectmen will provide imformation relative to monies which have provided by the Selectmen for activities of the Planning Board during 1978 in order that the Planning Board can arrive at a reasonable estimate for the 1979 appropriation.

Special Meeting - A special meeting will be held on Jan. 3rd. to (1) consider the new road specifications and (2) to determine the 1979 appropriation.

Meeting adjourned at 10:30 p.m.

Respectfully submitted.

Frank R. Goodwin

Secretary

Approved by: The same of the same the state of the s 1.13 -1 and the second control of the second control ままれることがは、またいできません。
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### Report of the Waterboro Planning Board

The Waterboro Planning Board, during 1978, held: 12 regular, 9 special and 3 workshop meetings averaging about  $3\frac{1}{2}$  hours each; 10 on-site inspections and one public hearing. Attendance was 73 percent. A quorum was present at all but 2 meetings. Two new members were appointed.

The greater part of the time was spent reviewing applications by property owners of non conforming uses or substandard sized lots for approval to construct or to further encroach upon the setback limitations.

Two land subdivisions one for one 2 acre lot and one for 4 lots on a 35 acre tract were approved. A proposed subdivision of 460 acres into 56 lots and one of 115 acres into 5 lots were submitted and remain in the processing stage.

The Board intervened, on behalf of the Town, in an application to the Environmental Protection Agency for approval to rebuild the Thyng's Mill Dam. The report of a consulting engineering firm, hired to review the proposed plans as well as the condition of the existing Sherbourne Lake Dam, stated that the design of the former was inadequate and the condition of the latter is not acceptable. A well attended hearing was held on the matter where concern and opposition were expressed. The consulting engineer's report was sent to the Environmental Protection Agency who has directed the owner of Sherbourne Lake Dam to repair it, and who has not yet approved plans for Thyng's Mill Dam.

The classification of roads and streets with a view to longrange requirements and comprehensive design and construction standards were started.

As proposed at the last Annual Town Meeting a study of the water quality of Little Ossipee Lake has been completed and a report from the E.P.A. is expected early in 1979.

Respectfully submitted,

Douglas Foglio, Chairman

WATERBORO, MAINE



Balance Jan. 1, 1979

### Financial Report ---Waterboro Planning Board

Carryover from 1977	\$ 235.17
Appropriation for 1978	<u>350.00</u>
	\$ 585.17
•.	
1978 Expenditures:	
•	
Legal Ads \$ 89	9.37
Postage 63	3.25
Supplies 5	5.88
Eng.Consultant 350	0.00
Equipment 5	5.95
M.M.A. Townsman 27	7.00
Miscellanious 19	0.25
	560.70

Frank R. Goodwin, Treas.

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### PLANNING BOARD

### 1978 ATTENDANCE RECORD

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