MINUTES

Regular Meeting of the Planning Board, Feb.9,1983

Meeting called to order at 7:35 pm. Roland Denby presiding.

- I. Rollcall: Roland Denby, Michael Hammond, Kathleen Moody, James Hamilton.
- II. Minutes of previous meeting:

The Minutes of Jan.12,1983 were unanimously approved.

III.Communications & Bills:

- 1. Southern Maine Regional Planning Comm. Census Information.
- 2. Pioneer National Title Ins.
- 3. Southern Maine Regional Planning Comm. Re: Block Grant.
- 4. State Planning Office Re: Manufacturing Housing.
- 5 Permit request for use of garage as Sales & Rental Shop.
- 6. Smith & Anderson Assoc. to Plumbing Inspector Van Foglio.
- 7. Variance to Maine Plumbing Code.
- 8. Saco River Bldg. Permit.
- 9. Code Enforcement Officer to Southern Maine Realty Trust
- 10. Plumbing Inspector to Southern Maine Realty Trust.
- 11. Add'1 information Re: permit of C. D'Entremont.
- 12. The Land Specialist to Planning Board.
- 13. Town Revisions.
- 14. Discussion of Buff Brook.
- 15. Request from Linda Muollo Re: adjacent lots becoming contiguous with sub standard lot.

IV. Old Business:

- 1. Roland discussed with Selectmen approaching expiratons for terms of Frank Griggs and James Hamilton; they will be requested to continue serving for 1 year.
- 2. Selectmen are soliciting bids for additional work on Ossipee Hill Road. Said work subject to approval at Annual Town Meeting.
- V. Old Business: No reports from Committees.
- VI. New Business:

Re: Comm.#4. State Planning Office has forwarded their compilation of statistics on Waterboro zoning for manufactured housing. Their source of information is questionable. Their findings do not correlate with what we in fact do. Roland will correct and return.

Re: Comm. #5. Application for permit from George Coburn, on Lot 5, Map 7, Lot 77A: wishes to convert 2nd floor of garage to retail shop for sales and rental of bridal accessories. Unanamous approval by Planning Board providing adequatee parking under Section 5:03 #11 is provided; subject to Selectmen's approval.

Re: Comm.#6 Atty's Smith & Anderson to Van Foglio re: possible violation of Town's Subdivision Ordinance, specifically Buff Brook. Atty. Smith suggested we retain Stephen Murray of Murray, Plumb & Murray for representation on the matter. Roland will again attempt to setup a meeting with Counsel, Selectmen, Planning Board and Code Enforcement Officer.

Re: Comm. #8 Saco River building permit was returned for review , however, additional information is necessary and permit is being returned to Van for same.

Re.Comm: #11. Clarence D'Entremont permit tabled for future meeting.

Re: Comm. #15 Linda Muollo called Roland from Silver Springs, Maryland re: land of Map 38, lot 23(formlly 3 lots) which she purchased from the heirs of Todd 12/20/77. She wants to split the lot and asked Roland if it could be done. Roland said he would follow up and get back to her. The Mullo land is in the A& R zone which requires a minimum of 80,000 sq.ft., lot 23 consists of some 50,000 sq.ft. and, therefore, cannot be divided. Roland will refer her to Section 9:05 of the Town of Waterboro's Zoning Ordinance, which clearly negates her request.

The Zoning Regulations will be revised at a future meeting.

Meeting adjourned at 9:45 p.m.

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Respectfully submitted,

Kathleen Moody hasheed h Mind

WATERBORO, MAINE

MINUTES

Regular Meeting of the Waterboro Planning Board, March 9,1983

Meeting called to order at 7:50 P.M., Roland Denby presiding.

- I. Rollcall: Kathleen Moody, Michael Hammond, Frank Griggs, Russell Keith, and Roland Denby in attendance.
- II. Minutes of previous meetings: The Minutes of the 2/9/83 were approved as presented.
- III. Reports of Committees: None.
- IV. Communications & Bills:
 - 1. Receipt of legislature document #602.
 - 2. Building permit application of Dennis LaCroix, dated 2/17/83.
 - 3. Letter from Roland Denby to State Planning Office dated 2/23/83.
- V. Treasurer's Report:

Jan.balance was \$477.88, \$4.35 interest was received ,\$30.00 expended to Rodney Chadbourne for Buff Brook prints, bringing the balanœ to \$452.23. Report unanimously accepted.

- VI. Old Business:
 - 1. Zoning Revisions: The Board anticipated a Special Meeting in April to present the Revisions.
 - 2. Septage Project: No action from the D.E.P.
 - 3. Road Standards:

VII. New Business:

 Dennis LaCroix application: Mr. & Mrs. LaCroix presented a building permit for lot 42 on Map 38. Mr.Keith moved to accept the application providing the front set-back is changed from 60' to 70' based upon section 2:08 of the Ordinance. Frank Griggs seconded and the vote to approve was unanimous. Minutes, Regualr Meeting, Waterboro Planning Board 3/9/83

- 2. The Board agreed to return to two monthly meetings beginning in April, 1983 to be held on the second Wednesday and fourth Thursday.
- VIII. Adjournment: The meeting was adjourned at 9:10 P.M.

Respectfully submitted: *Ussell R. Keith*, Sec./Treas.

Approved by:

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WATERBORO, MAINE

MINUTES

March 10,1983, Special Meeting for Planning Board, Selectmen & Code Enforcement Officer with Counsel Stephen Murray.

7:15 PM. Present:

Planning Board, Chmn. Roland Denby, Russell Keith, Michael Hammond, Kathleen Moody, Frank Griggs.

Selectmen: Andrew Woodsome, Robert Fay

Code Enforcement Officer: Van Foglio Legal Counsel: Atty. Stephen Murray

Re: Buff Brook Estates Subdivision developed by Southern Maine Realty Trust, Mr. James Perry, Trustee.

Specific purpose of meeting is to discuss controversy with regards to required standards for construction of Buff Brook Road. Original Planning Board acceptance was subject to road being completed up to and encluding frontage of any lot being sold. Original requirements were for 12" gravel base with gravel top. It appears lots have been conveyed prior to road completions to same; said conveyances would, therefore, be illegal. Lots 28,29,36,37,38 & 39 have been sold, to date three dwellings have been erected.

Mr.Murray suggested we file an affidavit with a noncompliance list in the York County Registry of Deeds. This action would cloud the title and inhibit future sales. Existing violations may be subject to fines at \$1,000. each.

We also may file an injunction in which case we would be awarded legal fees incurred through prosecution.

The proposal for Buff Brook subdivision was originally submitted to the Planning Board for approval with the name Mountain View Estates, Waterboro already had a subdivision named Mountain View Estates so the proposed subdivision was renamed Buff Brook. There was an oversight in the road profile for Buff Brook, the road remain Mountain View Road and was not changed with the subdivision names.

Atty.Murray believes we have support in 2151 Title 30 for denying the issuance of building permits. Van will not issue an occupancy permit for lot 28. Lots of 40 acres or more are not subject to subdivision status.

March 10,1983 Special Meeting Waterboro Planning Board Pg.2

Andrew Woodsome has a copy of a deed dated8/30/82 and recorded in book 2974 page 347 in which all of Buff Brook excepting lots 28,29,30,31, 32,34,35,36,37,38 &55 were conveyed to SanaSabbagh, Sohail Sallagh, Samir Sallagh of England John Saliba & Thomas Saliba of Maine and Barbara Saliba of Virginia by Southern Maine Realty Trust, James Perry and Ribra Hanson Trustees.

Atty Murray suggested we file a stop order in the event that at a later date something needed to be done, ie. injunction, we would have been proceeding in proper channels.

Atty. Murray also suggested we contact Mr. Tom Salba regarding our concern and proposed action for Buff Brook. Atty. Murray has dealt with Mr.Salbia in the past and feels that he will be cooperative and informative.

Atty. Murray suggested we not issue further building or power permits for Buff Brook.

Atty. Murray will be out of town for about a week but upon return he will:

1. Prepare a stop order for Selectmen

2. Prepare an affidavit from the Planning Board.

- 3. Write Mr. Perry of our intentions.
- 4. Contact Mr. Salbia proposing a meeting.

Meeting adjourned.

APPROVALS :

Russ Keith Roband E. Derby Frank Kings Michael Hermond Respectfully submitted,

Kathleen Moody

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board April

April 13,1983

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

- I Rollcall: Roland Denby, Frank Griggs, Donald Holden, Michael Hammond and Russell Keith.
- II Minutes of previous meetings: The Minutes of 3/9/83 and 3/10/83 were approved as presented.
- III Treasurer's Report: Russell Keith reported receipts of \$4.09 in interest bringing the current balance to \$456.32. Report unanimously accepted.
- IV Communications:
 - 1. Receipt for \$30.00 from Middle Branch Engneering.
 - 2. Building Permit Application from Thomas Trudeau.
 - 3. Appointment of Robert Goodwin as an Alternate Member.
 - 4. Appointment of Donald Holden as an Alternate member.
 - 5. Zoning Violation notice for Thomas Trudeau.
 - 6. Letter from Murray, Plumb & Murray.
 - 7. Letter from the Building Inspector to Dr. Gallucci.
 - 8. Letter from York-Cumberland Housing Development to John Monteith.
 - 9. Advertisement from Planners Bookstore.
 - 10. Power Permit for Michael Bean for Lot C on Map 4.
 - V Old Business:
 - 1. Septage Project: The Chairman will appoint a replacement for James Hamilton to head this Project.
 - 2. Zoning Revisions: The Board will continue the Review as time permits.

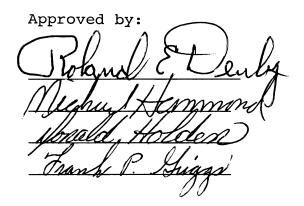
- 3. Road Standards: A Preliminary Draft has been completed by Roland Denby and Michael Hammond.
- 4. Subdivision Revisions: Kathleen Moody and Russell Keith will review this standard.
- VI New Business:
 - 1. Thomas Trudeau Zoning Violation and Building Application.

Mike moved and Frank seconded with a unanimous vote to approve a 30 day temporary situation of using the Travel Trailer while the house is under construction. Section 2.07 of the Ordinance provides for this extention.

- 2. The Secretary will add the new members to the Maine Townsman subscription list.
- VII Election of Officers:
 - Secretary/Treasurer: Mike Hammond nominated for Kathleen Moody, Russell Keith seconded, and the vote was 4 to 0
 To elect Kathy.
 - 2. Vice Chairman: Mike Hammond nominated Roland Denby, Russell Keith seconded and the vote was 4 to 0 favoring Roland.
 - 3. Chairman: Russell Keith was unanimously voted in as Chairman.
 - 4. Vice Secretary/Vice Treasurer: Mike Hammond was unanimously voted to this position.
- VIII Adjournment:

The meeting was adjourned at 9:05 PM.

Respectfully submitted R. Keith, Sec./ Treas.



TOWN OF WATERBORO PLANNING BOARD WATERBORO, MAINE MINUTES Regular meeting of the Planning Board Meeting called to order at 7:45 PM. April 28,1983

I Rollcall:

Roland Denby, Frank Griggs, Donald Holden, Robert Goodwin, Michael Hammond, in attendance. Russell Keith, Chairman.

- II Minutes of previous meetings: The Minutes of 4/13/83 were unanimously approved.
- III Communications:
 - 1. Appointment of Frank Griggs as a regular member by the Selectmen.
 - 2. Notice of 5/3/83 meeting with the York-Cumberland Housing Dev.Corp. from the Selectmen.
 - 3. Letter from Selectmen on the TRI-An site investigation.

IV Reports of Committees:

- 1. Mike Hammond reported on the recent Selectmen's meeting.
- V Old Business:
 - 1. Septage Project: The Chairman will contact James Hamilton for the information folder on this project. Robert Goodwin will share the Septage Committee responsibility with Frank Griggs.
 - 2. Zoning Revisions: The Board will continue the review of the latest revisions.
 - 3. Road Standards: Final draft should be ready for next meeting.
 - 4. Subdivision Revisions: No progress to report.
- VI New Business:
 - 1. A brief discussion was held concerning the TRI-An sanitary landfill survey. The Board will attend the 5/3/83 meeting for further information.
- VII Adjournment:

The Meeting adjourned at 9:10 PM.

Respectfully submitted Russell R. Keith

Approved by: at enby Tolan inhay Hermana Seell Som 2 kniggs friggs M. Holden in Ma

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WATERBORO, MAINE

Regular meeting of the Flanning Board

Meeting called to order at 7:34 p.m. May 11, 1983

- I Rollcall: Roland Denby, Frank Griggs, Donald Holden, Robert Goodwin, Michael Hammond in attendance. Russell Keith, Chairman.
- II Minutes of previous meeting of April 28, 1983 were unanimously approved.
- III Communications:
 - 1. Building applications from:
 - A. Dianne Hill
 - B. Dana Woodsome
 - C. Eugene T. Kastrup
 - D. Brian Atkinson
 - E. Robert Trembly
 - 2. Town of Waterboro application to DEP for swim area rock removal.
 - 3. Saco River Corridor Commission notice of Russell W. Howland application.
 - 4. Letter from Federal Emergency Management Agency.
 - 5. Charlotte Lake spoke to the Board regarding Arthur Todd property, Map 38, Lot 23, a grandfathered lot zoned AR, which his heirs would like to divide.
- IV Reports of Committees:
 - 1. Mike Hammond reported on the May 3, 1983 Selectmens meeting in which the Selectmen gave a letter saying that they would support elderly housing in the Town, and that they want to find some land for them. A meeting will be set up between the land owners and the York-Cumberland Housing Development Corp.
 - 2. Bob Goodwin reported on the May 3, 1983 meeting between the Selectmen and the TRI-AN Corporation. TRI-AN wants to dispose of ash from the Biddeford, Saco and Old Orchard Beach incinerator. They are looking for an area to contract waste. TRI-AN said they would support our Town rubbish and landfill. The Selectmen wanted to keep incinerator waste in Biddeford. No further meeting will be planned. DEAD ISSUE.
- V Old Business:
 - 1. Septage Project: Chairman Keith has not got in touch with Jim Hamilton.
 - 2. Don Holden made a motion to bypass the Zoning Revisions. Frank Griggs seconded. Planning Board decided to call a workshop. No date was set.
 - 3. Road Standards: No progress has been made.

VI New Business:

- 1. Building applications from above:
 - A. Dianne Hill, property on Lot 12, Map 49. Requests to build a utility shed 12' x 20'. Board sent application back to Code Enforcement Officer because of insufficient information.
 - B. Dana Woodsome: property on Lot 24-A, Map 13. Request to build a garage. Board referred to Zoning Board of Appeals.
 - C. Eugene T. Kastrup: property on Lot 1420, Map 45, grandfathered lot. Request to add a breezeway and 1-story garage. Roland Denby moved to approve building permit. Frank Griggs seconded. 5 voted to approve.
 - D. Brian Atkinson: property on Lot 8, Map 18, zoned V. Request to expand electrical business and eliminate restaurant business and add 2 1-bedroom apartments. Mike Hammond made the motion to approve it, but limit it to 2 1-bedroom apartments. Frank Griggs seconded. 3 voted to approve. a voted against.
 - E. Robert Trembly: property on Lot 29, Map 47, zoned AR. Request to build 20' x 40' camp on property. Frank Griggs motioned to have someone go and look at this lot. Frank Griggs, Mike Hammond and Roland Denby will make an on-site inspection Monday 16. Report back at next meeting.
- 2. Town of Waterboro application to DEP for swim area rock removal. The Board takes no action.
- 3. S.R.C.C. notice of Russell W. Howland application. Property on Lot 934, Map 43. Request to build a 30' x 32' ranch single-family dwelling with full cellar. No action taken by the Board.
- 4. Letter from F.E.M.A. No action taken by the Board.
- 5. Note from Code Enforcement Officer on Deautremont. Returned to CEO for the second time for further information.
- VII Adjournment.

The meeting adjourned at 11:15 p.m.

Respectfully submitted,

Michael Hammond Assistant Secretary-Treasurer

Approved by:

WATERBORO, MAINE

Regular meeting of the Flanning Board Meeting called to order at 8:00 p.m. May 26, 1983

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Don Holden in attendance. Russell Keith, Chairman.
- II Minutes of previous meeting of May 11, 1983 were unanimously approved.
- III Communications:
 - 1. Building permits for:
 - A. Clarence D'Entremont
 - B. Robert Trembly
 - C. Dianne Hill
 - 2. Letter to Thomas Trudeau--meeting at 8:00 p.m.
 - 3. Meeting with the Selectmen and Building Inspector at 9:00 p.m.
- IV Reports of Committees:
 - 1. Mike Hammond reported on the Council meeting.
- V Old Business:
 - 1. Septage Project: nothing new
 - 2. Subdivision Review: has not been started
 - 3. Road Standards: The Board was presented with proposed revisions and the Board will review them for the June 8, 1983 Planning Board meeting.
 - 4. Zoning Revisions: The Board will have a special workshop on June 15, 1983 at 7:00 p.m. to review.
- VI New Business:
 - 1. Building permits from above:
 - A. Clarence D'Entremont: property on Lot 3, Map 30, zoned AR. Request to build a garage. Roland Denby moved to remand this to the Zoning Board of Appeals. Frank Griggs seconded. Unanimously approved.
 - B. Robert Trembly: property on Lot 29, Map 47, zoned AR. Request to build a 20' x 24' camp on property. Grandfathered lot. Roland Denby reported on the on-site inspection. Mike Hammond made the motion that the Board approve that location at that site on the plan received on May 11, 1983. Frank Griggs seconded. 4 approved, 1 opposed. This decision was based on Section 2.08.
 - C. Dianne Hill: property on Lot 12, Map 49, zoned R. Grandfathered lot.

Requests to build a utility shed. The Board accepts the application for the utility shed as on the plan providing it is attached to the existing building under the provisions of Section 3.03. If the utility shed remains detached, the dimensional variance would have to go before the Zoning Board of Appeals.

- 4. Thomas Trudeau--The Board reviewed the permit given to Mr. Trudeau under Section 7.02, paragraph 7, and determined that he is in violation of Section 2.07, paragraph 3, and violated the temporary use allowed by the Board. Mr. Trudeau did not appear for his meeting.
- 5. After a lengthy conversation with the Selectmen and the Building Inspector, it was decided that there was a need for better records, and that a formal reply would be made if a permit is rejected.
- 6. Debbie Schmidt and Ted Freeman came before the Board about a possible subdivision on Map 4, Lot 15, zoned R. This property is located on the Ossipee Hill Road and the Straw Mill Brook Road. They were told to bring back a sketch plan at the June 8, 1983 Planning Board meeting, and a contract.
- 7. Roland Denby reported on a possibility of a resident putting in a petition for a zoning change in Beaver Ridge. She would like to change the zoning from AR to R. Mr. Denby referred her to Section 13.04.
- 8. Frank Griggs made the motion that the Planning Board would receive their minutes as done in the past. Don Holden seconded. 3 approved, 1 opposed, 1 abstained.

VII Adjournment.

The meeting adjourned at 11:30 p.m.

Respectfully submitted,

Michael Hammond Assistant Secretary-Treasurer

by

WATERBORO, MAINE

Regular meeting of the Planning Board Meeting called to order at 8:00 p.m. June 8, 1983

I Rollcall: Roland Denby, Frank Griggs, Donald Holden, Robert Goodwin, Michael Hammond, Kathleen Moody in attendance. Roland Denby, Vice Chairman.

II Minutes of the previous meeting of May 26, 1983 were unanimously approved.

III Appointments:

8:00 p.m. Debbie Schmidt and Ted Freeman (subdivision) 8:00 p.m. Matthew Flaherty--application for Building Permit 8:30 p.m. Nayne Evans--application for Building Permit 9:00 p.m. Thomas Trudeau--Notice of Zoning Violation 9:30 p.m. Jim Perry (Southern Maine Realty Trust)

IV <u>Communications</u>:

- 1. Letter from Van Foglio to Robert & Dianne Connell
- 2. Letter from Robert Connell to the Planning Board
- 3. Notice of intent to file to SRCC--Roger & Jean Chick
- 4. Letter from Dept. Human Services--permit records
- 5. Letter from Van Foglio about lots purchased from Mr. Quinn
- 6. Newsletter from Maine Coast Heritage Trust

V Reports of Committees:

There were no reports at this meeting.

- VI <u>New Business:</u>
 - A. Debbie Schmidt & Ted Freeman--subdivision on Map 4, Lot 15, Zoned R. They brought a pre-preliminary sketch plan for 6 lots. Roland Denby asked Mrs. Schmidt to obtain a high-water line on the brook on this property. The Planning Board did not accept the pre-preliminary sketch plan and would like to make an on-site inspection. They also requested a contract. Frank Griggs, Roland Denby, Mike Hammond, Bob Goodwin, and Kathy Moody will make the on-site inspection on Monday, June 13, 1983 at 6:30 p.m.
 - B. Matthew Flaherty: property on Map 29, Lot 1, zoned AR, grandfathered lot. Requests to remodel camp, relocate bathroom, change entry way from side to back, and add on 8 feet to rear of camp. Mike Hammond made the motion to approve the building permit. Frank Griggs seconded. Unanimously approved. This was approved under Sections 3.03 and 2.08 of the Zoning Ordinance.
 - C. Wayne Evans: property on Map 30, lot 4, zoned AR. Requests to build a 2-car garage. Mike Hammond made the motion to approve the building permit. Frank Griggs seconded. Unanimously approved. This was approved under Sections 3.03 and 2.08 of the Zoning Ordinance.

- D. Thomas Trudeau--Notice of Zoning Violation. The Planning Board suggested that Mr. Trudeau see Van Foglio on Tuesday, June 14, 1983 to resolve this matter.
- Jim Perry (Southern Maine Realty Trust) & Dana Morton (Engineer). Ε. This meeting was about the Buff Brooks. Mr. Perry now owns lots #28, #29, #36, #37, #38. There was lengthy discussion about the road at Buff Brooks. Mr. Denby had a letter from Walter Stinson, Engineer which stated that it was his opinion that the road was not brought up to standards. The Selectmen asked the Planning Board to examine the road. Roland recommended that the town have a qualified civil engineer examine the road as the Board did not have a qualified member at that time. Mr. Walter Stinson and Roland Denby met and Roland went with Mr. Stinson. At this time Mr. Stinson dug holes, and it was his opinion that this road was not up to standards. Mr. Perry feels that the road had been brought up to standards. The road was inspected. Mr. Perry also stated that he maintains the road in the winter. This will be the third winter. Mr. Morton, an Engineer from Limerick stated that he supervised the work and approved the construction of the road and he feels that it was brought up to standards described on the sketch plan. He takes issue with the point in the 3rd paragraph of Mr. Stinson's letter which says "crushed gravel where the plans say a 12" gravel base. Mr. Morton also stated that he is not surprised that the road is thinner now because of travel and plowing. Mr. Perry stated that the "road has been perfect until now. There has been no need to grade it." He also said that an occupant of the road called him and told him that the road was graded two weeks ago. Mr. Perry had no knowledge of who hired the grader. There is a 3-year time factor involved, wear and tear on the road.

Frank Griggs made the motion that this be tabled until a discussion is held with the Selectmen. Kathy Moody seconded. Unanimously approved.

- F. Letter from Van Foglio to Robert & Dianne Connell. The Board acknowledges receipt of it.
- G. Letter from Robert Connell to the Planning Board. The Board acknowledges receipt of it.
- H. Notice of intent to file to SRCC--Roger & Jean Chick. The Board acknowledges receipt of it.
- I. Letter from Dept. Human Services--permit records. The Board acknowledges receipt of it.
- J. Letter from Van Foglio about lots purchased from Mr. Quinn. The Board acknowledges receipt of it.
- K. Newsletter from Maine Coast Heritage Trust. The Board acknowledges receipt of it.
- VII Adjournment.

The meeting adjourned at 11:00 p.m.

Respectfully submitted. Michael L. Hammond

Assistant Secretary-Treasurer

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. June 23, 1983

- I Rollcall: Roland Denby, Frank Griggs, Michael Hammond, Kathleen Moody in attendance. Russell Keith, Chairman.
- II Minutes of previous meeting of June 8, 1983 were unanimously approved.

III Appointments:

Ed Dolbec submitted a sketch plan to the Board for Pigeon Brook Development. This is located off the Silas Brown Road. The Board accepted the sketch plan. The Board will hold an on-site inspection on Monday, June 27th at 6:30 p.m.

IV Old Business

Roland Denby, Don Holden, Kathy Moody, Frank Griggs, and Mike Hammond went to hold an on-site inspection for a proposed development for Debbie Schmidt. The Board waited from 6:00 p.m. to 7:10 p.m., and Mrs. Schmidt did not attend. This inspection was held on June 13, 1983.

On June 15, 1983 there was a workshop for Zoning Revisions. Frank Griggs, Roland Denby, and Mike Hammond attended. The Board looked over the revisions and made some changes.

The Board looked over the proposed Road Standards and are to study them for the next meeting.

A meeting was scheduled with the Selectmen and Frank Goodwin to discuss the Buff Brook Estates and septage disposal. Russ Keith will call S.M.R.P.C.

V New Business

Roland Denby made the motion to pay Lesley Hammond \$25.00 for preparing the minutes. Frank Griggs seconded. Four approved, one abstention.

A new proposed Building Permit was submitted for Board members to study for the next meeting.

VI Adjournment

The meeting was adjourned at 9:45 p.m.

Respectfully submitted.

Michael L. Hammond Assistant Segretary-Treasurer

WATERBORO, MAINE

MINUTES

Regular Meeting of the Waterboro Planning Board. Meeting called to order at 7:30 P.M., July 13,1983.

- I. Rollcall: Roland Denby, Michael Hammond, Donald Holden, Frank Griggs, Kathleen Moody, Russell Keith.
- II. Minutes of previous meeting 6/23/83 will be reviewed next regular meeting.
- III. Communications & Bills:
 - 1. Memorandum from S.M.R.P.C.
 - 2. Mr.Cote, building plan.
 - 3. Patricia Zehner, building permit.
 - 4. SAD #57 permit application for Rte.5 & West Rd.
 - 5. Note from Bob Fay
 - 6. Letter from S.R.C.C. on Lot 1758 in Lake Arrowhead.
 - 7. Notice from the Board of Appeals decision on Dana Woodsome lot.
 - 8. Notice from the Board of Appeals decision on Clarence D'Entremont.
 - 9. Reciept of guidelines for local Planning Boards.

IV. Old Business:

- 1. Septage Project, nothing to report.
- 2. Road Standards, nothing to report.
- 3. Zoning Revisions, nothing to report.

The Board conducted an on-site inspection of the area proposed to be subdivided under the name of "Pigeon Brook" on June 27,1983.

Those present at the inspection , Roland Denby, Frank Griggs, Michael Hammond, Donald Holden and Kathleen Moody discussed their findings. It was decided and relayed to Mr. Dolbec (who was present at the meeting , that the Preliminary Plan must show:

- Location of driveways. (Lots 2&3 will have deeded right-of-way to strip of land owned by Lot 7.)
- 2. Site contours- 10'.
- 3. Greenbelt- 25'
- Reminder-within seven days of submitting Preliminary Plan, all abutters and all residents within 200' of proposed subdivision must be notified.
- 5. Location of test pits on each lot.
- 6. Contact Earl Morrison , York County Conservation Dist.
- 7. Subsequent legal subdivision of Lot #7 shall require that present strip of land 50X550 + -, must be developed into a roadway acceptable by Town.

Minutes, Regular Meeting of the Waterboro Planning Board July 13,1983

Report on special meeting of the Planning Board, Selectmen, Mr.Perry & his Counsel Atty. McElhinney; meeting went smoothly, Mr.Perry has indicated that he will regrade road and rectify short comings noted by the Town Engineer.

(Note correction to minutes of 6/8/83, Mr.Perry has sold 28,29,36,37,38.)

Roland brought up the jurisdiction and subsequient legal liability to Planning Board.

Town Ordinances have no specific reference to Planning Board members. Therefore, <u>t</u> appears that we have no designated authority and no specific municipal support.

New Business:

Communication #2: Map 32, Lot 58. Mr. Cote and his daughter came in to see if their proposed purchase of above noted would be of a buildable lot. Lot is located in Ham's Cove in the A & R district, which presently requires 80,000 sq.ft. The lot is 48,000 sq.ft. and grandfathered. Proposed building site is 13' short of the 100' setback, Roland Denby motioned and KAthleen Moody seconded, that we approve as presented, unanimously passed.

Communication #3: Map 36, Lot 3. Building application of Patricia Zehner, Ossipee Lkae, cottage needs repair, Mr.Zehner wants to (1) raze and rebuild if acceptable, otherwise they will (2) repair existing structure by raising and inserting a frost wall with 4' foundation. The Board approved option #2, to raise existing strutuce and put in 4' frost wall.

Meeting adjourned at 10:15

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Approved by:

Respectfully submitted,

Kathleen Moody, Secretary

WATERBORO, MAINE

MINUTES

Regular Meeting of the Waterboro Planning Board. Meeting called to order at 7:30 PM., July 28,1983.

- I. Rollcall: Russell Keith, Roland Denby, Michael Hammond, Donald Holden, Frank Griggs, Kathleen Moody.
- II. Minutes of two previous meetings, June 23, 1983 and July 13,1983, were read and accepted as written.
- III. Communications and Bills:
 - 1. Raymond Marcotte, building request.
 - 2. J. Murphy building permit request.
 - 3. Anthony Andreotbla II, building permit request.
 - 4. Bertha Smith Great Ponds D.E.P. Application.
 - 5. Lesley Hammond typing bill (\$25.00).
 - IV. Old Business:

Nothing was reported from the committees. Russell Keith suggested that Jim Hamilton be contacted and asked to relay any information he has on the Septage Project.

Treasurers Report, as of June statement \$462.42 (less \$25. outstanding bill) \$437.42 this date.

The business of Planning Board Secretary was brought up. Frank Griggs motioned. Kathleen Moody seconded that we formally discuss this problem. Due to varying avenues of persuit the discussion seemed to lose direction.

Russell Keith motioned Roland Denby seconded that the discussion be tabled, thoughts organized and workable solutions be presented at the next regular meeting. V. New Business:

8:00 PM.,

Item #1 Building Permit request from Raymond & Marie Marcotte, Map 40 Lot 12, Ossipee Lake.

Requesting permission to raze and rebuild on same site which is 50' from water though lot and existing premis are grandfathered. To raze the latter would subject new structure to current zoning requirements.

A final decision on this matter was tabled until after the Board conducts an on-site inspection.

- Item #2 J. Murphy Building Permit request, Map 43 Lot 882, Lake Arrowhead Estates, wants to build a 24 X 36 structure with deck., set back is 13' short of the 50' minimum.
- Item #3 Anthony Andreotoba II Building Permit request., Map 2, Lot 1 Goodwins Mills Road, wants to place a mobilhome on the hot top and hook up to facilities at the Leather Mill.

Roland Denby motioned, Mike Hammond seconded that we grant a 30 day temporary use permit. Unamumously passed.

This proposal was presented to us by the D.E.P. in order that we return any comments to them. Board has no objections to work proposed.

Meeting adjourned at 9:50 PM..

Respectfully submitted,

Kathleen Moody, Sec/Treas.

Approved by:

WATERBORO, MAINE

MINUTES

Regular Meeting of the Planning Board, August 10,1983

Meeting called to order at 7:45 PM.

- I. Rollcall: Roland Denby, Michael Hammond, Frank Griggs, Donald Holden and Russell Keith in attendance.
- II. Minutes of Previous meeting:
- III. Communications & Bills:
 - Letter of resignation from Michael Hammond as the Secretary/ Treasurer.
 - IV. Treasurer's Report: Delayed until the next regular meeting, the monthly statement has not yet been received.
 - V. Old Business:
 - Raymond & Marie Marcotte permit application: Map 40 Lot 12, On site inspection held on 8/2/83, Frank Griggs, Michael Hammond, Kathlenn Moody and Roland Denby attended.

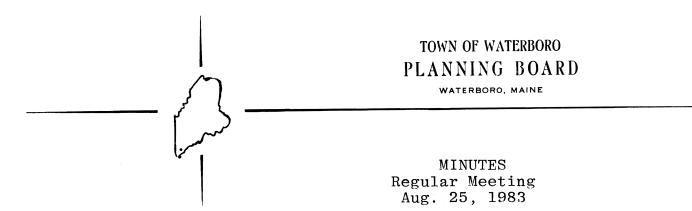
The Board agreed that total razing of the old dwelling would require the Ordinance demensions to be met on a new structure. Renovation of the existing building will allow a 50' front distance to the Lake. The permit was returned to the Building Inspector unapproved for more definate dimensions on the renovation.

- VI. New Business:
 - 1. Neal Raymond Subdivision Application .
 - Robert Trembly Building Permit: (May 1983) Roland Denby moved, Frank Griggs seconded, and the Board unanimously approved the relocation of the camp as proposed on the 8/10/83 application.
 - 3. Michael Hammond's Secretary/Treasurer position resignation. The Board unanimously accepted by vote, Michael's resignation.
 - 4. Donald Holden presented a suggestion for controlling hazardous waste areas against further building. The discussion will continue with the Selectmen.
- VII. Adjourment: The meeting adjourned at 10:11 PM.

Respectfully submitted, Kussell L. Ketth

Russell R. Keith, Chairman

Approved By:



Meeting called to order at 7:55 pm, Chairman Russell Keith presiding.

- I. Rollcall: Roland Denby, Donald Holden, Frank Griggs and Robert Goodwin in attendance. Donald Holden was empowered to vote.
- II. Minutes of previous meetings: Minutes of the July 28, 1983 and August 10, 1983 meetings were approved.
- III. Communications & Bills:
 - A. Building Permit Applications:
 - 1. Anthony Andreoliola
 - 2. Raymond Johnson
 - 3. Mr. Paquet
 - 4. Southern Maine Finishing
 - B. Saco River Corridor Commission Applications:
 - 1. Peter Reed
 - 2. Allen Pomerleau
 - 3. James Murphy
 - C. Letters:
 - 1. 8/11/83 memo from Selectmen concerning Laughing Loon.
 - 2. 8/24/83 memo from Selectmen to the Board.
- IV. Reports of Committees and Officers: None.
- V. Treasurer's Report: Acting Treasurer Russell Keith reported a current balance of \$439.52, the report was unanimously accepted.
- VI. Old Business:
 - 1. Septage project: Bob Goodwin will contact Brian Chernack of Southern Maine Regional Planning to determine the DEP's status in this program. Frank Griggs will see Jim Hamilton for copies of the earlier correspondence.
 - 2. Road Standards: The Board will complete their review of this proposed ordinance by 9/15/83.
 - 3. Zoning Revisions: A special workshop will be held after receipt of the typing changes given to Leslie Hammond.
- VII. New Business:
 - 1. Raymond Johnson building permit request: Mr. Johnson request the Board's decision on whether Lot 77 of Map 7 can be split (subdivided) in two. Total area is 153,740 sq. ft. Don Holden moved, Frank Griggs seconded and the Board unanimously voted to return this application unapproved with the recommendation that the Board of Appeals decide the question.

2. Anthony Andreottola building permit request: Mr. Andreottola requests an extenson on his 7/28/83 permit request to put a mobilehome on this lot. The location is to be determined by the building inspector depending on whether existing sewerage locations can be used.

Roland Denby moved, Frank Griggs seconded and the Board unanimously approved a 30-day extension to allow a mobilehome on this lot, the location to be decided by the building inspector depending on sewerage facilities.

- 3. Building Permit Request Form: The Board transmitted the new proposed form to the Selectmen and Code Enforcement Officer. The recommendation for acceptence was unanimous.
- 4. 8/24/83 letter from the Selectmen: The Chairman will discuss the communication gap with the Selectmen. The transition of secretary in May of 1983 resulted in the minute distribution error.
- 5. Subdivision Standards: A motion was made and approved to remove this subject from the agenda. This review will be held after Road Standards and Zoning Revisions are complete.
- 6. 8/11/83 Memo from the Selectmen to Myra Van Fleet of Camp Laughing Loon.

The Board thought this an excellent avenue to pursue.

7. Mr. Paquet permit application for a conditional use of reopening the degreasing plant at the old leather mill.

Frank Griggs moved, Don Holden seconded, and the vote was unanimous to withhold any decision until the DEP has given an opinion on this chemical solvent company's proposal.

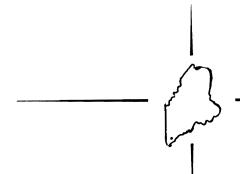
- 8. Southern Maine Finishing Building Application: Don Holden moved, Roland Denby seconded and the Board unamiously agreed to return this application unapproved pending additional information:
 - A. Dimensions from building to lot lines.
 - B. Use of builling addition.
 - C. Drawing of external structural shape.
- 9. Neal Raymond Subdivision Ossipee Hill Road: An on-site inspection conducted by Roland Denby, Mike Hammond and Frank Griggs was held on Monday, 8/15/83 and revealed no problems with this submittal.

VIII. Adjournment: Meeting adjourned at 11:45 pm.

Approved by:

Respectfully submitted, MISSE

/Wall X. LUU Russell Keith, Chairman Acting Sec./Treas.



WATERBORO, MAINE

Minutes

Regular Meeting - September 14, 1983

Meeting called to order at 8 pm.

- 1. Rollcall: Russell Keith, Chairman, Roland Denby, Michael Hammond, Kathleen Moody, Donald Holden and Frank Griggs.
- 2. Minutes of previous meeting, Aug. 25, 1983, were read and though approved, it was decided that item 6 should be clari-fied.
- 3. No current bank statement. Treasurer collected \$1.25 for Zoning Ordinance book during meeting.
- 4. Communications & Bills:
 - A. Application for permit from Southern Maine Realty Corp. (re-submitted with additions)
 - B. Memo from Selectmen dated Sept. 1, 1983.
 - C. Memo from Selectmen dated Sept. 7, 1983.
 - D. Maine Townsman renewal notice.

<u>Old Business</u>: Road standards anticipated to be completed by this meeting are not complete as yet.

Comm. #A: Application for a building permit was re-submitted by Southern Maine Realty Corp. with the prior request of additional information. They are requesting a permit to build a waste treatment addition and industrial paint sprayer on Lot 19, Map 5, located on Rt. 5 in East Waterboro.

Russ Keith motioned that the Board withhold it's decision on Southern Maine Realty Corp's application, with reference to Article 1, Sections 1.01, 1.02 and 1.03 and Article 4, Section 4.03 of the Town of Waterboro Zoning Ordinance until such time as a decision is reached in the litigation currently pending against Southern Maine Finishing Corp. as detailed in the correspondence of Aug. 31, 1983 from Dennis Merrill of the DEP to the Board of Selectmen, Town of Waterboro; Frank Giggs seconded the motion, it was unanimously passed.

<u>New Business</u>: (1) Mr. Donald Horton presented his proposal for operation in the DeLong building, the former bean factory. Mr. Horton intends to operate a smoker for the processing of meat and seafood products. Fish, etc, would often be filet on-size; waste of same would be kept in a refrigerated building for a few days maximum until sufficient amounts are accumulated to be sold as bait for lobstermen, etc. The waste would be removed in a contained truck so there would be no offensive odor. Reg. Mtg. - 9/14/83

The product is brined for flavoring and preservation prior to smoking. The smoker meets with EPA standards and recycles it's smoke, therefore there is relatively little smoke released into the atmosphere.

Mr. Horton's varied background includes oceanography.

The Board suggested that Mr. Horton contact the State of Maine DEP for their input on his proposal. When he obtains their approval, he will return to us for further action. Which furtherMC+ion Shall include A fullie headings-Of interest is that, if the proposed operation does materializeand become successful, he will employ up to 15 people. Mr. Horton's objective is to process between 10 to 20,000 pounds of fishper month.

(2) 9/1 Selectmen's memo regarding the public hearing to be held on Thursday, Sept. 15 for the purpose of discussing action to be taken on certain roads in town.

(3) 9/7 memo from Selectmen conveying approval of our proposed building permit format with a recommendation that an additional 9d0 be added for the purpose of obtaining a deed copy.

(4) Renewal notice of Maine Townsman, Russ will take care of the payment.

(5) A Discussion opened regarding the regular attendance of board members. Though difficult for all, it is of utmost importance. Frank Griggs motioned that the Board send Bob Goodwin a letter requesting future attendance on a regular basis, or if unable to comply, his resignation. Mike Hammond seconded the motion. The vote was 4 in favor, 1 abstention.

(6) Mike Hammond relayed Van Foglio's message that the gentlemen who bought the degreasing plant located at the former Allied Kid site is going to re-open and operate as formerly established for the next 8 months. Russ Keith stated that a third party message was no more than that, therefore there was no basis for discussion. This silence is not be construed as approval, no application was made.

(7) Roland Denby brought up the subject of a clerk for the board. It was again stressed at the workshop with Southern Maine Regional Planning Commission that a planning board <u>must</u> have accurate minutes and records for the sake of the boards', and of the town in the event of legal involvement.

Mrs. Hammond has indicated that she would be willing to accept the position of clerk at \$4.00 per hour. We feel this job might be acheived by a person with Mrs. Hammond's capabilities, by working 7 hours per month or \$28. per. Mrs. Hammond has free lanced typing for the board and the town on prior occassions and her grasp and performance are commendable.

Reg. Mtg. - 9/14/83

Mike Hammond stated for the record that he would abstain from the discussion and voting with regards to this matter.

Roland Denby motioned that we hire a clerk for the board, Frank Griggs seconded; vote was 4 in favor, 1 abstention.

A lengthy discussion ensued during which Don Holden indicated that we board members must be prepared for the adverse reaction some members of the town might have to the hiring of Mrs. Hammond. Some townspeople may feel there is a conflict of interest in the hiring of a clerk who is the spouse of a board member. We all feel that it is in the best interest of the town, to hire a competent clerk, it is also a necessity to keep our expenses down. Mrs. Hammond meets with both prerequisites.

Frank Griggs motioned that we offer the position to Mrs. Hammond at \$4.00 per hour. Roland Denby seconded. Vote was 4 in favor, 1 abstention.

(8) Adjournment - Meeting adjourned at 10:45 pm.

Respectfully submitted,

Kathleen M. Moody Secretary

Approved by:

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting Called to order at 7:31 p.m September 22, 1983

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Don Holden, Kathy Moody in attendance. Russell Keith, Chairman.
- II Minutes of previous meeting of September 14, 1983 were corrected and approved unanimously.
- III Communications:
 - 1. Booklet from Center for Urban Policy Research.
 - 2. Letter from the Board of Selectmen to the Board concerning Southern Maine Finishing Corp.
 - 3. Letter of resignation from Kathy Moody from her Secretary/Treasurer position on the Board.
- IV Reports of Committees:
 - 1. Mike Hammond reported on the Council Meeting of September 20, 1983. The Board is requesting that a copy of the monthly Council meeting minutes be left in the Boards mailbox.
 - 2. Acting Treasurer, Russell Keith reported interest received for August 1983. The Balance brought forward was \$439.52, \$2.00 interest received, \$441.52 is the new balance.
- V Old Business:
 - 1. Zoning Revisions: The typed revisions were handed out to the Board. The Board will review them for disposition at their next meeting.
 - 2. Road Standards: Frank Griggs made the motion that the Road Standards be submitted to the Selectmen for inclusion in the annual Town Report. Kathy Moody seconded.
 - 3. Septage Project: Frank Griggs has made attempts to obtain the information from Jim Hamilton. The Board will ask the Selectmen to send a letter to Jim Hamilton requesting the information available on the Septage Project.
- VI New Business:
 - 1. The Board acknowledges receipt of the booklet from CUPR.
 - 2. A lengthy discussion was held concerning the letter from the Selectmen about Southern Maine Finishing Corp. The Chairman will talk to the Selectmen.

- 3. A letter of resignation was submitted by Kathy Moody from her position of Secretary/Treasurer on the Board. Mike Hammond made the motion to accept it. Roland Denby seconded. Unanimously accepted. Kathy Moody nominated Mike Hammond as Secretary/Treasurer. Roland Denby seconded. Unanimously approved.
- 4. The Board had an informal discussion with Doug Foglio concerning West Wind subdivision on the West Road. The discussion was to determine how a final plan could be revised and a road profile.
- VII Adjournment.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Michael Hammond Secretary/Treasurer

Approved by:

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. October 12, 1983

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Don Holden, Kathy Moody in attendance. Russell Keith, Chairman.
- II Minutes of the previous meeting of September 22, 1983 were unanimously approved.

III <u>Appointments:</u>

- 1. 8:00 p.m. Independent Tallow Co.
- 2. 8:15 p.m. Carl Sellers
- 3. 8:30 p.m. Ray Kellett
- 4. 9:15 p.m. Stu Gannett & Joe Poirier (So. Me. Finishing Corp.)
- 5. R. Errol Bean
- 6. Donald Turner, Jr.

IV <u>Communications</u>

- 1. Council Meeting Minutes of September 20, 1983
- 2. Letter from SRCC--application Real Caron
- 3. Letter from Selectmen to Jim Hamilton (Septage Project)
- 4. Letter to Madge Baker (So. ME. Regional Planning Comm.) Road Standards

V <u>Reports of Committees</u>

1. Mike Hammond informed the Board that they will be receiving a memo from Southern Me. Regional Planning Comm. regarding the Road Standards.

VI <u>New Business</u>

1. The Board received a verbal notice from the Selectmen that all correspondence be signed either by the Chairman or the Secretary.

2. The Board had a request from Willis Lord to have a list of subdivisions for estimated school growth. The Board voted to allow Mr. Denby handle this matter.

3. Independent Tallow Cor.--Jerry Smith, Regional Manager attended this meeting. Edward Thompson, present landowner also attended. This property is located on Map 4, Lot 55, Zoned AR. Grandfathered lot. Request for a conditional use for a transfer station, and a 28' × 40' addition. The Board wants to contact the City Manager of Auburn for further information on a similar business, Twin Town Rendering. They will then meet with the Selectmen and make a decision at their next regular meeting.

4. Roland Demers, Jr. & Carl Sellers--Request to build an 8' × 34' deck. This property is located on Map 36, Lot 23, Zoned AR. Roland Denby moved to approve the request. Mike Hammond seconded. Unanimously approved under Section 2.08.

5. Ray Kellett--Request to put a mobilehome on property. This property is located on Map 32, Lot 49, Zoned AR. Mike Hammond made the motion that the Board accept their proposal provided the Town Tax Collector verify that it is indeed two lots. Kathy Moody seconded. 4 approved, 1 opposed. Mike Hammond will contact the Tax Collector.

6. R. Errol Bean--Request to build a 6' x 35' extension off his poch. This property is located on Map 19, Lot 20, Zoned V. Grandfathered lot. The Board recommended that Mr. Bean seek an attorney's advice in increasing his lot size.

7. Donald Turner, Jr.--Request to build two decks. This property is located on Map 37, Lot 12, Zoned AR & Shoreland. Roland Denby made the motion to approve. Frank Griggs seconded. Unanimously approved.

8. Stu Gannett & Joe Poirier (Southern ME. Finishing Corp.)--The Board held a lengthy discussion with Mr. Gannett & Mr. Poirier trying to clarify his addition. This property is located on Map 5, Lot 19, Zoned Village. Frank Griggs made the motion to approve his permit for a 20' × 40' industrial spray painting facility. Roland Denby seconded. 4 approved, 1 opposed. The Board will send a letter to the Selectmen requesting a meeting between the Planning Board, the Selectmen, and the DEP to discuss the pollution problem associated with Southern Maine Finishing Corp. and other potential problem areas.

VII <u>Old Business</u>

The Board decided to discuss the Zoning Ordinances revisions at their next meeting.

VIII Adjournment.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. October 27, 1983

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Don Holden, Kathy Moody in attendance. Russell Keith, Chairman.
- II The minutes of the previous meeting are to be corrected with an addition to #8 to record the condition control as offered by Stu Gannett, and resubmitted for the next meeting.
- III <u>Appointments:</u>
 - 1. 8:00 p.m. R. Errol Bean
 - 2. 8:30 p.m. Paul Ricard
 - 3. 9:00 p.m. York Cumberland Housing Commission

IV <u>Communications</u>

- 1. Letter from City of Auburn (Independent Tallow)
- 2. Letter from Selectmen concerning Hunnewell Camping
- 3. Letter from SMRPC (Road Standards)
- 4. Letter from State Planning Office
- 5. Letter from Beryl Breitstein (Lake Arrowhead)
- 6. Folder from Federal Emergency Management Agency
- 7. Bill--Maine Municipal Assn.
- 8. SRCC--Intent to file Howard Anderson
- 9. Letter from Selectmen regarding money needed for 1984
- V <u>Reports of Committees</u>

No reports at this meeting.

VI <u>New Business</u>

1. R. Errol Bean--Request to build a 6' x 35' extension off his porch. Mr. Bean had a copy of land map made and presented his deed to his father's lot on Map 19, Lot 21 which excluded a fifteen (15) foot strip on the southerly boundary adjacent to Lot 20, and the Board suggested that he seek an attorney to clear up this matter.

2. Paul Ricard--Request for a temporary first floor arcade. This property is located on Map 19, Lot 24, Zoned V. Grandfathered lot. Mike Hammond stated for the record that he would abstain from any comment or voting on this matter. Mr. Ricard stated that he planned to tear down this building in the future and utilize this as parking space. Mr. Ricard stated that he planned to install two (2) pool tables, twelve (12) stand-up video games, and four to seven (4 to 7) sit-down video games. There would be no food tables, and he would post "No Loitering" signs. There would also be adult supervision. The Board agreed that there was adequate parking. The Board voted to approve the permit will the following provisions: (1) that the hours would be limited to 2:00 p.m. to 8:00 p.m. while school is in session and from 10:00 a.m. to 8:00 p.m. when school is not in session. (2) Adult supervision be available at all times, and (3) that parking is designated for five (5) vehicles providing

Planning Board Minutes of 10/27/83

that the Selectmen are in agreement as to whether this matter is similar to allowed uses in Section 2.07 in the Village District. Russell Keith made the motion and Roland Denby seconded. 4 approved and 1 abstained. The Board wants a memo sent to the Selectmen regarding this matter.

Kathy Moody left the meeting ill at this point, and Don Holden was authorized to vote in her place.

3. York Cumberland Housing Commission--Regarding elderly housing in Waterboro. Mr. Philip Huot presented proposed plans for a 16 unit proposal. The property is currently owned by Linwood Rollins and is located on Map 19, Lot 58, Zoned V. Grandfathered lot. This lot is approximately four (4) acres. HUD has set aside funds for this project, and funds will be reserved for a period of eighteen (18) months. Mr. Huot also stated that it is easy to extend fund reservations. A lengthy discussion was held concerning this matter, and Mr. Denby said that the "big crux" was the density requirement which is 40,000 square feet. The Board will talk to the Selectmen and suggest that they discuss this matter with the Town Lawyer. The Board is going to ask that the Selectmen attend their next meeting to discuss this project: the question of zoning density versus the sixteen (16) proposed units.

4. Letter from the City of Auburn regarding Twin Town Rendering. Mike Hammond will contact to see whether Twin Town Rendering is a transfer station or a rendering station.

5. Letter regarding Hunnewell Camping. The Secretary will look for this information.

6. Letter from SMRPC regarding the Road Standards. Roland Denby and Mike Hammond will incorporate their suggestions into the Road Standards and come back to the Board with them.

7. No action was taken by the Board regarding the letter from Beryl Breitstein (Lake Arrowhead).

8. Bill from Maine Municipal Assn. The Treasurer will pay this bill.

9. Receipt of the folder from FEMA was acknowledged by the Board.

10. No action was taken by the Board on the Intent to File from SRCC by Howard Anderson.

11. The Board discussed the financial recommendations for next year, and the Board is requesting a total of \$2,500.00. A breakdown is \$400.00 for the Planning Board clerk, \$1,260.00 for member meeting fees, \$30.00 for Maine Townsman, and \$810.00 for miscellaneous consultation, recording fees, and postage.

Planning Board Minutes of 10/27/83 VII <u>Adjournment</u>

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The meeting adjourned at 11:10 p.m.

Respectfully submitted, tammond

Michael L. Hammond Secretary/Treasurer

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WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. November 9, 1983

- I Rollcall: Frank Griggs, Mike Hammond, Don Holden in attendance. Roland Denby, Vice Chairman conducted the meeting.
- II The corrected minutes of October 12, 1983 were unanimously approved, and the minutes of October 27, 1983 were unanimously approved.

III <u>Appointments:</u>

- 1. 7:45 p.m. Selectmen (Elderly Housing & Paul Ricard)
- 2. 8:15 p.m. Don Turner (Garage) DID NOT SHOW FOR APPOINTMENT
- 3. 8:30 p.m. Alan Plante (Extension of permit)
- 4. 8:45 p.m. R. Errol Bean (Extension of porch)
- 5. Independent Tallow Co.

IV <u>Communications</u>

- 1. Letter from York-Cumberland Housing Development Corp.
- 2. Letter from Selectmen to Planning Board concerning Jim Hamilton
- 3. Letter from Van to Mr. & Mrs. Ruel
- 4. Application from Kenneth Childs
- 5. Council Meeting Minutes of October 18, 1983
- V <u>Reports of Committees</u>

No reports at this meeting.

VI <u>New Business</u>

1. A lengthy discussion was held with the Selectmen concerning Elderly Housing in Waterboro. The Selectmen agree that we do need Elderly Housing in the town. Bob Fay was concerned that YCHDC has taken an option on a piece of property without checking to see if it meets the Zoning requirements. Dennis Abbott that YCHDC has not been in communication with the Town as much as they would like. Andrew Woodsome, Jr. was under the assumption that YCHDC had another lot in mind. Mike Hammond showed the Planning Board and the Selectmen a copy of the change that North Berwick made in their Zoning for Elderly Housing. Don Holden stated that he has a problem with changing the Zoning just to allow Elderly Housing. The Selectmen and the Planning Board decided to ask Mr. Chipman to come back for more information. Frank Griggs made the motion to invite Mr. Chipman back for additional information needed to make a decision. Don Holden seconded. 3 approved. 1 opposed.

The Selectmen and the Planning Board discussed Paul 2. Ricard's application for an arcade. Mike Hammond stated for the record that he would abstain from all commenting and voting on this matter. Mr. Ricard wants to change his hours from those stated at the last meeting. The new hours would be: Closed on Mondays, 2:00 p.m. to 8:00 p.m. on Tuesday, Wednesday and Thursday., 2:00 p.m. to 10:00 p.m. on Friday, 10:00 a.m. to 10:00 p.m. on Saturday, and 12:00 p.m. to 8:00 p.m. on Sunday. This property is located on Map 19, Lot 24, Zoned V. Grandfathered lot. Mr. Ricard stated at the October 12, 1983 meeting that he planned to tear down this building in the future and utilize this as parking space. Mr. Ricard stated that he planned to install two (2) pool tables, twelve (12) stand-up video games, and four to seven (4 to 7) sit-down video games. There would be no food tables, and he would post "No Loitering" signs. There would also be adult supervision. The Planning Board agreed that there was adequate parking. The Planning Board voted to approve the permit with the following provisions: (1) that the hours would be limited to 2:00 p.m. to 8:00 p.m. while school is in session and from 10:00 a.m. to 8:00 p.m. while school is not in session. (2) Adult supervision be available at all times, and (3) that parking is designated for five (5) vehicles providing that the Selectmen are in agreement as to whether this matter is similar to allowed uses in Section 2.07 in the Village District.(The previous was taken from the Planning Board Minutes of October 27, 1983.) Frank Griggs made the motion to accept the hours as they are now presented. Don Holden seconded. 2 approved, 1 opposed, 1 abstained.

3. Alan Plante--request for a 30-day extension on his permit to live in his travel trailer in order to complete his house. This property is located on Map 4, Lot 28-F, Zoned AR. Mr. Plante has a 7-day permit, and would like an extension to start November 10, 1983 for 30 days. Mike Hammond made the motion to accept it under Section 2.07 for 30 days. Frank Griggs seconded. Unanimously approved.

4. R. Errol Bean--request to build a 6' × 35' extension off his porch. This property is located on Map 19, Lot 20, Zoned V. Grandfathered lot. Mr. & Mrs. Bean presented several deeds dating back to 1899. These deeds show that the 15' throughway has been deeded back to the property. Don Holden made the motion to accept it as discussed that it be legal with the additional 15' and the quit claim deed of 6' from Mr. Bean's parents. Frank Griggs seconded. Unanimously approved.

5. Independent Tallow Co.--request for a transfer station on property located on Map 4, Lot 55, Zoned AR. Grandfathered lot. The Planning Board has written to the City of Auburn regarding a plant named Twin Town Rendering, and also a letter to Twin Town Rendering to find out if they are a transfer station or a rendering station. The Planning Board had no objection in allowing Mr. Smith to read the letter from the City of Auburn. No answer has been received from Twin Town Rendering. There was a lengthy discussion with Mr. Smith regarding the possibility of the product remaining in the transfer station for any length of time. Mr. Smith stated that the product would arrive at about 5:00 p.m. and leave at approximately 8:00 p.m. The product would include fat, bones, and shortening, no fish. He is looking to buy 2.2 acres, and does not visualize expansion. Mr. Smith stated that there would be no "cookers" or any type of rendering, just transfering the product. The station would be moving about 10 ton a day. The waste would be hauled every weekday. The only cause of it staying overnight would be a holiday. The trucks would be leased from the Lily Co. so the possibility of the product sitting around 3 or 4 days would be remote because of a truck breaking down.. Frank Griggs stated that there is a big difference between a transfer station and a rendering station. Mr. Smith stated that they would use both hot water and steam to clean the drums. He said they would conceivably use 40 to 80 drums a day. Roland Denby said that this is not exactly listed as a conditional use but can be considered similar in nature. This would have to be approved by both the Planning Board and the Selectmen. Don Holden made the point that should this type of industry be allowed, would it hold neutral, lower or raise the value of surrowding property. Roland Denby feels that this probably is a controversial item and that it would be the responsibility of this Board before they vote on this would be to hold a public hearing with all the agony and aggravation that goes along with one. Mr. Smith made the condition that if this was to go further than this Board that he would withdraw his application for a permit. It was stated that anything that comes to the Board with any question that the public hearing should be held. Frank Griggs made the motion to go to a public hearing. Don Holden seconded. Unanimously approved. Mr. Smith said that he would like to withdraw his application for a permit. The Board allowed this to be done.

6. Letter from the Selectmen to Jim Hamilton had an answer from Mr. Hamilton attached. Roland Denby will take care of this matter.

7. Letter from Van to Mr. & Mrs. Ruel regarding the cutting down of trees states that Mr. Ruel is in violation of Section 7.01 #1 & #4. The Board acknowledges receipt of this letter.

8. Application from Kenneth Childs--requests a clearance of 5 feet on each side. This property is located on Map 45, Lot 1672, Zoned R. Grandfathered lot. Frank Griggs made the motion to approve this. Don Holden seconded. Unanimously approved.

9. Council Meeting Minutes--copies of these minutes will be mailed to each Planning Board member with their regular minutes.

10. The Board discussed changing their next regular meeting from November 24th to November 23rd because of the Thanksgiving holiday. Mike Hammond made the motion. Frank Griggs seconded. Unanimously approved.

VII

<u>Adjournment</u>

The meeting adjourned at 10:55 p.m.

Respectfully submited,

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Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. November 23, 1983

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Don Holden, Kathy Moody in attendance. Russell Keith, Chairman.

II The minutes of the previous meeting of November 9, 1983 were unanimously approved. There question was asked if everyone has to sign, that this might be a problem.

III <u>Appointments:</u>

- 1. 8:00 p.m. Horton's Northeast Foods, Inc. DID NOT SHOW
- 2. 8:00 p.m. Don Turner
- 3. 8:15 p.m. Raymond Dolbec

IV <u>Communications</u>

- 1. Letter from Selectmen
- 2. Letter from the Finance Committee
- 3. Notice from SRCC--Intent to File--Thomas Dubois
- V <u>Reports of Committees</u>

No reports at this meeting.

VI <u>New Business</u>

1. Don Turner--Request to build a garage. Property located on Map 37, Lot 12, Zoned AR & Shoreland. If his garage is attached to building, it will be attched to deck. Roland Denby made to the motion to approve this under Section 3.03, Article 3. Mike Hammond seconded. Unanimously approved. Permit #A22.

2. Raymond Dolbec--Pigeon Brook, Map 13, Lot 49. Mr. Dolbec has sold Lots #1,#2,#3,#4,#7 to his wife. He has kept Lots #5,#6 for himself. Deed 7 to Lot#7 states that #2 & #3 have access by right of way. The motion was made by Roland Denby to accept sketch plan submitted by Mr. Dolbec. Mr. Dolbec was acting as agent for Patricia Dolbec. Seconded by Frank Griggs. Unanimously approved. It was decided to let Russell Keith check lot entrance to Silas Brown Road and anywhere else that he wanted to. Site distance is 350 feet.

3. Location change submitted by Building Inspector regarding Lionel Cote. Mr. Cote would like to move the garage to a different location. Mike Hammond made the motion to keep permit the same as it was approved on July 13, 1983 and reject the new proposal submitted by Mr. Cote. Seconded by Frank Griggs. Unanimously approved.

4. Notice from SRCC--Intent to File for Thomas Dubois. Mr. Dubois intends to build a single family residence at 1527 Diamond Drive in Lake Arrowhead.

5. The motion was made by Frank Griggs to go to one meeting a month to be held on the second Wednesday of each month from December 1983 to April 1984. Seconded by Mike Hammond. Unanimously approved.

VII <u>Old Business</u>

The motion was made by Mike Hammond to hold a workshop for Zoning Revisions on Wednesday, December 7, 1983. Seconded by Frank Griggs. Unanimously approved.

VIII <u>Adjournment.</u>

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

fonald Holden ALT

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30p.m. December 14, 1983

- I Rollcall: Frank Griggs, Don Holden, Kathleen Moody in attendance. Mike Hammond, Secretary, conducted the meeting.
- II 'The minutes of the previous meeting of November 28, 1983 were read and unanimously approved.
- III Appointments:
 - 1. 8:00 p.m. Donald Horton, Horton's Downeast Foods, Inc.
 - 2. 8:15 p.m. Alan Plante DID NOT SHOW
 - 3. Stu Gannett-Southern Maine Finishing

IV Communications

- 1. Folder from Natural Resources Council of Maine
- 2. Folder from Maine Coast Heritage Trust
- 3. Notice of Intent to File-Patrick & Frances Maisto (Lake Arrowhead)
- 3. Letter from SMRPC
- 4. Folder from Emergency Management Agency

V Reports of Committees:

No reports at this meeting.

VI New Business:

1. Donald Horton-Horton's Downeast Foods, Inc.- This property is located on Map 21, Lot 26A, Zoned V. Mr. Horton does not need an air emission license according to the DEP. Frank Griggs made the motion to approve. Don Holden seconded. Unanimously approved. This is a conditional use in the Village Zone.

2. Stanley Harmon—This property is located on Map 40, Lot 8, Zoned AR. The Code Enforcement Officer wanted to know if this property was in the flood plain. The Planning Board does not have the necessary maps to determine this.

3. Stu Gannett-Southern Maine Finishing- This property is located on Map 5, Lot 19, Zoned Village. An addition was put on the right side of the building 5-6 years ago, and they were allowed a conditional use for one year. Mr. Gannett would like to extend the building out sideways four (4) feet and put in a concrete floor. He would also like to correct the oversight in the situation of the conditional use. This would give Southern Maine Finishing four (4) feet additional storage area for parts. Southern Maine Finishing added on eight (8) feet on a gravel yard on uprights five or six (5 or 6) years ago. The distance to side lot line is 475 feet. Don Holden made the motion to accept this as discussed. Kathy Moody seconded. Three approved. One opposed. 4. The Board acknowledges receipt of the Folder from Natural Resources Council of Maine.

5. The Board acknowledges receipt of the Folder from Maine Coast Heritage Trust.

6. The Board acknowledges receipt of the Intent to File-Patrick & Frances Maisto (Lake Arrowhead).

7. The Board acknowledges receipt of the letter from SMRPC in which they state their new charges for use of their services.

8. The Board acknowledges receipt of the Folder from Emergency Management Agency.

VII Old Business:

A discussion was held concerning elderly housing as to where the Town stands. Mike Hammond stated that YCHDC was having their lawyer check the Town's zoning.

VIII Adjournment.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer