

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:37p.m. January 8, 1986

- I Rollcall: Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman.
John Roberts was empowered to vote.
- II The minutes of the December 11, 1985 meeting were unanimously approved. Mike Hammond reported that the tape, camera and file cabinet have been purchased and that the aerial photo cabinet is on order.
- III Appointments:
8:00p.m. Earl Pennell
8:30p.m. Steve Kasprzak
- IV Communications:
1. Letter from Robert Fay suggesting that the Board contact Steve Kasprzak requesting that he come before the Board to discuss adopting the National Building Code and the possibility of hiring a part-time planner. Also Mr. Fay referred to a zoning change in the Moody Pond area. The Board acknowledges receipt of this letter.
 2. Letter from Robert Fay to Walker, Bradford, Hull and LaBrique regarding Camp Laughing Loon. Mr. Fay has asked the Code Enforcement Officer and the Town Health Officer to inspect the buildings. The Board acknowledges receipt of this letter.
 3. Letter from Paul W. McElhinney, Attorney, Re: Town of Waterboro v. Robert & Rebecca Jones. Mr. Jones has agreed and it is now a Court Order that the half of the garage will be removed on or before May 1, 1986. The Board acknowledges receipt of this letter.
 4. Application from Forrest Merrill to put a Mobile Home on vacant lot was passed on to Mr. Van Foglio for investigation.
- V New Business:
1. Earl Pennell: Map 32, Lot 39a, Zoned AR
Mr. Pennell stated that he has received letter from State. Copies were given to Board. Mr. Pennell stated that the house will be 100' from Lake with the same elevations as approved by State. Septic systems plan was shown to Board. Mr. Pennell said that he plans to build a single family, two story house 57'x24' and that the sidelines are 20' on each side. Mr. Pennell purchased the Lot on November 22, 1985. The Board stated that an undersized lot created since March 12, 1977 cannot be built upon. The Board requested that Mr. Pennell obtain proof as to when the Lot 39a was created. Mr. Pennell believed that the lot was created in the 1930's. The Board stated that proof of this was needed. The Board also asked for plot of property showing where Mr. Pennell plans to erect house. Mr. Pennell was given an 8:00p.m. appointment on the January 23 1986 agenda.

2. Steve Kasprzak: Mr. Kasprzak suggested that all municipalities should use the same building code. He recommended that BOCA Code be used by the town. This code is updated every three years, the next update being in 1987. Mr. Van Foglio also recommended that the BOCA Code be used. He believes this code would be a benefit to Waterboro. It can be amended to fit local use. Mr. Kasprzak said that some of the towns already using this code, among others, are Kennebunk, Sanford, Gorham, Windham and Portland. That it does not affect older homes only new buildings. Additions to older homes would come under the BOCA Code. Mr. Van Foglio stated that existing regulations do not meet State requirements. Mr. Kasprzak also said that a Site Plan Review Ordinance is needed.

Mr. J. David Haynes, ASLA, President of Land Use Consultants said that there were three areas in which he could be of assistance. Planning Administration-Ordinance Development (update Site Plan Ordinance) and Comprehensive Planning. He suggested, when the Board asked about fees for this service that he could be paid at an hourly rate or block plan (10 hours a month) or pay so much a month to use service when needed.

A discussion took place regarding the updating of fees. A Public Hearing to discuss the adoption of 1984 BOCA Code and fee changes is necessary also the Town Attorney must review the amendment.

Dwayne Woodsome made the motion that Roland Denby and the Planning Board Clerk write up amendment and submit it to Selectmen. Seconded by John Roberts. Unanimously approved.

John Roberts made the motion to adopt the BOCA Code and future amendments as the Town Building Code. Mike Hammond seconded this motion. Unanimously approved.

Mr. Van Foglio and Mr. Andrew Woodsome were present at the latter half of this meeting.

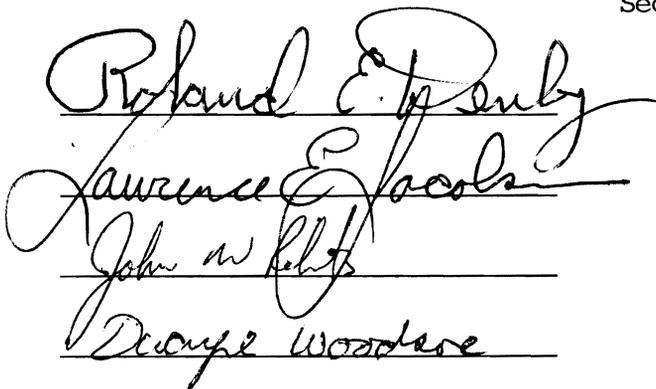
VI Adjournment:

The meeting adjourned at 11:15p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m. February 12, 1986

- I Rollcall: Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman.
John Roberts was empowered to vote.
- II The minutes of the January 8, 1986 meeting were approved unanimously.
- III Appointments:
8:00 Earl Pennell
8:30 Hazen O'Clair (re: Starrett Pierce property)
9:30 Donald & Jean Horton
- IV Communications:
1. A copy of the legal notice regarding Forrest R. Merrill's application for a Waiver of Minimum Lot Size Law Requirements with the Maine D.E.P. has been received by the Board.
 2. A copy of Doug Ake's application for a Waiver of Minimum Lot Size Law Requirements with the Maine D.E.P. has been received by the Board.
 3. Two Maine Association of Planners Bulletins were received. The Board acknowledges receipt of these Bulletins.
 4. A letter from the Saco River Telegraph & Telephone Company asking permission from the Planning Board to construct a new tower on the land owned by Saco River at the summit of Ossipee Hill. Motion was made and seconded and unanimously approved under Section 2.08 that Saco River erect a 200' tower. Lot 19, Map 7, Zoned AR. Letter of approval mailed February 14, 1986.
 5. The Board received a letter from Smith & Elliott, P.A. on proposed Zone changes to be included in the March 8, 1986 Town Meeting Warrant. The Attorney stated that these changes were in legally permissible form and recommended no changes.
 6. Application to be placed on the Agenda. Rev. Clyde W. Park Sr. Rev Park was placed on the agenda of the February 27, 1986 meeting, at 8:00 p.m.
 7. Application to be placed on the Agenda. Earl Pennell. Mr. Pennell was placed on the agenda of the February 27, 1986 meeting at 8:30 p.m.
 8. Application to be placed on the Agenda. Hazen O'Clair. Mr. O'Clair was placed on the agenda of the February 27, 1986 meeting at 9:00 p.m.

9. Application to be placed on the agenda. Thomas Contois. Mr. Contois was placed on the agenda of the February 27, 1986 meeting at 8:15 p.m.
10. Application to be placed on the agenda. Andrew Holmes. Mr. Holmes was placed on the agenda of the February 27, 1986 meeting at 9:30 p.m.
11. Application to be placed on the agenda. Rodney Chadbourne. Mr. Chadbourne was placed on the agenda of the February 27, 1986 meeting at 9:45 p.m.
12. Application to be placed on the agenda. Zoel Labrie. Mr. Labrie was placed on the agenda of the March 12, 1986 meeting at 8:00 p.m.
13. Application to be placed on the agenda. David Sheppard. Mr. Sheppard was placed on the agenda of the March 12, 1986 meeting at 8:15 p.m.
14. Application to be placed on the agenda. William C. Gurrisi. Mr. Gurrisi was placed on the agenda of the March 12, 1986 meeting at 8:45 p.m.

V New Business:

1. Earl Pennell: Property located on Map 32, Lot 39a, Zoned AR. Mr. Pennell has deed. The Board noted that subdivision was recorded in 1928. Mr. Pennell said he has D.E.P. permission for septic system. Mr. Pennell stated that the back lots were sold to the abutters prior to 1977. Attorney Lovell who was present said that the two previous deeds of Mr. Johnsons needed to be inspected. The Board requested Mr. Pennell to bring in a copy of Mr. Johnson's deed. Attorney Lovell will look at deeds and report back to Board. Mr. Pennell was given an 8:30 p.m. appointment on February 27.
2. Hazen O'Clair: Property located on Map 14, Lot 40n, Zoned AR. Mr. O'Clair presented deed from Mr. Pierce to Board. The Bank that Mr. O'Clair has approached has told him that this land is part of an illegal subdivision. Mr. O'Clair bought 2 (two) 2½ acre lots on June 26, 1984. He would like to sell as one 5 acre lot. There was no Title Search at the time of the land purchase. The Board suggested that Mr. O'Clair get in touch with Mr. Pierce and the Attorney at the Bank for more information. Attorney Lovell said Mr. O'Clair should find out what pieces of land Mr. Pierce has sold. Mr. O'Clair has a Warranty Deed. Mr. O'Clair was given a 9:00 p.m. appointment on February 27.
3. Donald and Jean Horton: Map 21, Lots 26b & 26c, Zoned V Mr. & Mrs. Horton request permission to put a 10'x55' mobile home on this lot. The Board stated that they would need 20,000 sq. ft. for minimum lot requirements. The Hortons stated that the Code Enforcement Officer has inspected site. The Hortons stated that they will place the mobile home set back 30' from the road. Mike Hammond made the motion to approve under Section 2.08 provided lots 26b & 26c stay together. As the motion was not seconded, it did not pass.

V1 Adjournment.

This meeting adjourned at 10:10 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Roland E. Denby
John W. Kelt
Lawrence E. Jacobson
George Proctor

Agenda for February 27, 1986's meeting:

8:00 p.m.	Rev. Clyde W. Park
8:15 p.m.	Thomas Contois
8:30 p.m.	Earl Pennell
9:00 p.m.	Hazen O'Clair
9:30 p.m.	Andrew Holmes
9:45 p.m.	Rodney Chadbourne

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. February 27, 1986

- I Rollcall: Larry Jacobsen, Ernest Roberge and John Roberts in attendance. Roland Denby Chairman. John Roberts and Ernest Roberge were empowered to vote.
- II Corrections were requested of the minutes of the February 12, 1986 meeting. Corrected copies will be made.
- III Appointments:
- | | |
|-----------|--|
| 8:00 p.m. | Rev. Clyde W. Park |
| 8:15 p.m. | Thomas Contois |
| 8:30 p.m. | Earl Pennell - cancelled Forrest Merrill |
| 9:00 p.m. | Hazen O'Clair |
| 9:30 p.m. | Andrew Holmes |
| 9:45 p.m. | Rodney Chadbourne |
- IV Communications:
1. Communication from A. Solnit & Associates - Consultation Workshops regarding two books that are available - 'Job of the Commissioner' and 'Project Approval'. The Board acknowledges receipt of this.
 2. Notice from Maine Association of Planners regarding their Spring Workshop on 'Beaches and Sand Dunes'. The Board acknowledges receipt of this.
 3. Mr. Denby appointed Larry Jacobsen to contact the representative of York Cumberland Housing Development Corp., requesting that he come before the Board.
 4. Mr. Denby appointed John Roberts to look over Subdivision regulations regarding possible fee changes.
 5. Mr. Denby appointed Dwayne Woodsome to contact Carl Sellers and request that he come before the Board.
 6. Mr. Denby reported that Earl Pennell has given him more documents. The Board agreed that copies of these forms from Earl Pennell should be sent to Attorney Karen Lovell. Dwayne Woodsome arrived at this time.
 7. Amendment to the February 12, 1986 minutes regarding Donald and Jean Horton - Map 21, Lots 26b & 26c, Zoned V. Amended motion to read - John Roberts made the motion to approve provided Lots 26b & 26c stay together. Ernest Roberge seconded. Unanimously approved.

V New Business:

Rev. Clyde W. Park: Map 25, Lot 10, Zoned V
Rev. Park requested a variance to add 30' on the back of the Free Baptist Church building. This addition would bring them within 35' of the brook that runs between the church property and the Ray Smith property. The Board stated that 20' minimum sidelines were required. The Board requested a drawing of building placement on lot and proposed extension. The Board stated that Rev. Park may have to go to the Board of Appeals for a variance.

Thomas Contois: Map 20, Lot 23, Zoned V
Mr. Contois requested permission to open a Gun Shop on Ricker Lane in an existing 18'x36' building. The Gun Shop will be about 50' from Mr. Contois' house. The lot size is 73,083 sq. ft. Mr. Contois said that the shop would have no facilities and that a large parking lot already exists. He also said that for security there will be bars on the windows, an alarm system and a security light in back. John Roberts made the motion to approve under Subsection 3.04.02 - A 1. Seconded by Dwayne Woodsome. This motion was unanimously approved.

Forrest Merrill: Map 21, Lot 36a, Zoned V, grandfathered.
Mr. Merrill presented a letter to the Board from the Department of Human Services regarding his property on May Street, Waterboro. They suggest that Mr. Merrill should have a chamber disposal area installed instead of a bed system as this would require one half the square footage. Mike Hammond arrived at this point. The Board stated that if Mr. Merrill followed the recommendations of the State Department of Human Services the septic system would be adequate. John Roberts made the motion to approve under Section 2.08 provided the recommendations are adhered to. Seconded by Larry Jacobsen. Five (5) approved, one (1) abstained.

Hazen O'Clair: re - Starrett Pierce Property. Map 32, Lot 39a, Zoned AR.
The Board asked Mr. O'Clair to find out when the deeds he had submitted had been recorded also the date of purchase and return them to the Board. Mr. Denby said that he had researched all records and talked to the Selectmen regarding the Starrett Pierce property. The Selectmen suggested turning everything over to the Town Attorney. Mr. Denby has found that several of the property owners (Frank Allen, Lionel Sullivan, Ivory Libby and Arthur Capparello) deeds were not included. Mr. O'Clair said that the Attorney had searched back 40 years and that he believed these aforementioned owners purchased the land over 30 years ago. Mr. O'Clair said that Mr. Pierce had bought the land in 1945 or 1946. The Board asked Mr. O'Clair to get deeds with information back to Board as soon as possible. To speed up process of getting papers into the hands of the Attorney the Board suggested that Mr. O'Clair leaves copies of deeds with Board and phoned Mr. Denby with the asked for dates. Dwayne Woodsome made the motion to send all papers on Starrett Pierce property to Attorneys for evaluation. Ernest Roberge seconded. Unanimously approved.

Andrew Holmes: Map 8, Lots 34 & 35
Mr. Holmes presented blueprinted map to Board. He stated that he originally had 41 acres and has sold one lot size 2.01 acres and wishes to know if he can sell a second 2 acre lot. Mr. Holmes has lived on this property for six months. Mr. Holmes' Attorney told him to come before the Planning Board. The Board stated that Mr. Holmes needs to go before DEP because he has more than 20 acres. The Board stated that Mr. Holmes has

a subdivision. The Board suggests that Mr. Holmes wait 5 years before he sells another lot. Mr. Holmes said that he was told to get a signed testimony stating that he plans to live on property for 5 years. He has done this and it was witnessed by Van Foglio. The Board suggests that Mr. Holmes purchase a copy of subdivision regulations and read them. That he will need to submit a sketch plan to Planning Board, then a preliminary plan, then a final plan. Then make an appointment to come before the Board. The Board told Mr. Holmes to bring his deed and any other information he may have including a bigger plan if he has one.

Rodney Chadbourne: Subdivision - New England Log Homes of Maine Country Estates. 17.4 acres - 9 Lots. Mr. Chadbourne stated that original subdivision did not include Linda McKelvey's lot. The buyers Attorney recommended that Linda McKelvey's lot be included. Gary Holcombe arrived at this point. He is an interested buyer. The Board stated that there is an illegal subdivision if there are 3 lots already. Three parcels have already been deeded. Mr. Chadbourne believes that Mr. Goodrich owns title to road. The Caffyns are in the process of getting the rights to the road. The Board asked how wide the road was and Mr. Chadbourne said that it was a 12' gravel road. The Board asked if a right of way constituted a legal road. They also noted that lots 7,8 and 9 were landlocked lots. Mr. Chadbourne stated that he has the necessary 150' frontage for each lot. He proposed three driveways onto Webber Road. Mr. Chadbourne said that there was an oversight in deed to Caffyns that they didn't get the right of way. The deed reads 'up to the right of way'. The right of way will be acquired said Mr. Chadbourne also soil tests have been taken. The Board asked if road is a deeded right of way that goes to a public road. Mr. Chadbourne said that it was. The Board said that the road has to be brought up to standard. Mr. Chadbourne said that landlocked lots need to have 50' right of way to Webber Road. Mr. Chadbourne does not feel that the ordinance reads that he has to bring road up to Town standards, and that he is making a private right of way to be maintained privately. Mr. Denby proposes to put the plan before Southern Maine Regional to check road ordinance to see what type of road is needed. The Board suggests that the plan be submitted to our Attorney for a reading. The Board feels that unless these roads are originally created according to specifications there can be a problem. Mr. Chadbourne stated that there is a 30' greenbelt and that he is trying to keep the character of the area in the layout of the houses. Setback is 75'. Copies of soil tests were given to Board. The Board asked if any of the lots were within 250' of lake. Mr. Chadbourne said that pieces of lot 9 were. The Board stated that page 2 of the Land Subdivision Regulations must be met. Mr. Chadbourne asked if the Board would be willing to phase the subdivision. The Board said that because the back lots are landlocked it probably wouldn't work, but it will be considered.

- 1) check legality of initial parcel of land and make sure that the whole parcel is not part of an illegal subdivision.
- 2) clarify whether we need 50' wide roads which have to be up to Town standards.
- 3) Mr. Chadbourne wants to know if 50' private right of way is sufficient to service lots.
- 4) see if Road Standard Ordinance passed in 1984 applies. A determination based on traffic has to be made as to which of the four standards applies. Larry Jacobsen made the motion to bring the last four items recorded to the Attorney also any other problems which may arise. Mike Hammond seconded, unanimously approved.

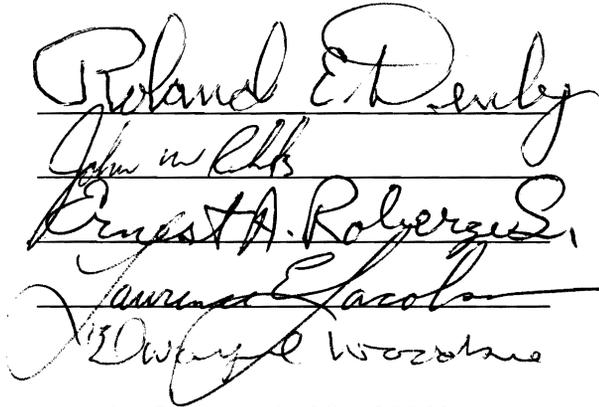
VI Adjournment:

Motion to adjourn made by Mike Hammond, seconded by Larry Jacobsen.
Unanimously approved. The meeting adjourned at 10:45 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for March 12, 1986's meeting:

8:00 p.m. York Cumberland Housing
8:15 p.m. David Sheppard
8:45 p.m. William Gurrisi
9:00 p.m. Carl Sellers
9:30 p.m. Earl Pennell



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order 7:45 p.m. March 12, 1986

I Rollcall: Mike Hammond, Ernest Roberge, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman.
John Roberts and Ernest Roberge were empowered to vote.

II The corrected minutes of the February 12, 1986 meeting were unanimously accepted. The minutes of the February 27, 1986 meeting were unanimously approved.

III Appointments:

8:00 p.m. York Cumberland Housing
8:15 p.m. David Sheppard
8:45 p.m. William Gurrisi
9:00 p.m. Carl Sellers
9:30 p.m. Earl Pennell - CANCELLED

IV Communications:

1. Planning Board Workshop Notice from S.M.R.P.C. was received. Topic Agenda - Part 1 Ordinance Provisions for Conditional Uses and Part 2 Site Plan Review. The Board acknowledges receipt of this.

2. Letter from Smith & Elliott, Attorneys regarding Right-of-Way Frontage Requirements was read to the Board. The Board acknowledges receipt of this letter.

3. A notice from Natural Resources Council of Maine was received with regard to a One-day Conference, Tuesday, April 1, 1986 at the Augusta Civic Center. The Board acknowledges receipt of this notice.

4. Letter from Smith & Elliott, Attorneys regarding Earl Pennell Property. The Board acknowledges receipt of this letter.

V New Business:

York Cumberland Housing -Rural Shelters Inc. - William Chipman:
Mr. Chipman presented a linen of the Applewood Subdivision to the Board. One mylar site plan, one mylar lot plan and six copies. Members of the Board signed these plans. Dwayne Woodsome arrived at this point.

David Sheppard: Map 45, Lot 1350, Zoned R grand-fathered. Mr. Sheppard made an application to construct a single family residence on Pioneer Circle, Lake Arrowhead. A 24'x36' ranch house.

The Board stated that this lot was recorded before January 1, 1970, is a substandard lot of 19,046 sq. ft. which can be built upon and doesn't have to go before DEP. Mr. Sheppard has received permit from Saco River. John Roberts made the motion to approve under Section 2.08. Mike Hammond seconded. Unanimously approved.

William C. & Jean M. Gurrisi:

Map 47, Lot 23, Zoned AR
grandfathered

Mr. & Mrs. Gurrisi propose to build a single family home. Lot 23 was recorded in 1971 by Albert Cameron. The lot is over 27,000 sq.ft. Doesn't meet lot size requirements. There was some discussion as to the placement of the leachbed resulting in the decision to carry out an on-site inspection. Mike Hammond made the motion that the Board make an on-site inspection. John Roberts seconded. Unanimously approved.

Carl Sellers: Property located on Map 5, Lot 33, Zoned R. The Board informed Mr. Sellers that originally they had not considered his five (5) buildings (four (4) with four (4) units and one (1) with two (2) units) as a subdivision. Land can be subdivided by being built upon and therefore the Board needs a linen from Mr. Sellers with his plans. A mylar and six copies would be needed. Mike Hammond made the motion to waive subdivision fees. John Roberts seconded. Unanimously approved. The Board asked Mr. Sellers to get these plans to them as soon as possible. The Board set a time frame for Mr. Sellers to get these maps to them before he gets his occupancy permit for the next phase of his project.

Subdivisions:

John Roberts made the motion that the Board send a letter to Mr. Van Foglio informing him that a subdivision can be a division of a building into three (3) or more units, lease or rental. Re: Page 4 of Land Subdivision Regulations. Mike Hammond seconded. Four (4) approved, one (1) abstained.

V1 Treasurers Report:

Mike Hammond reported a balance of \$560.00 in the checking account.

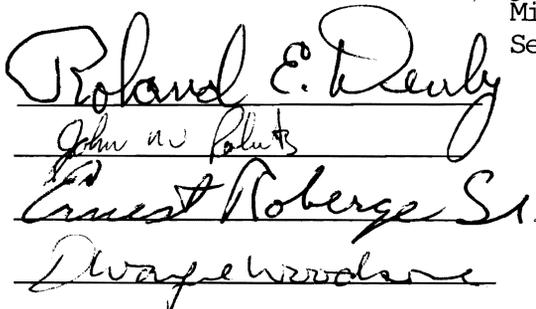
V11 Adjournment:

John Roberts made the motion to adjourn. Mike Hammond seconded. Unanimously approved. The meeting adjourned at 10:00 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for March 27, 1986's meeting:

8:00 p.m. Donald Knight
8:30 p.m. Loni Ake

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m.

March 27, 1986

- I Rollcall: Larry Jacobsen, Dwayne Woodsome, John Roberts, Ernest Roberge and Roland Denby, Chairman. John Roberts and Ernest Roberge were empowered to vote.

Roland Denby reminded the Board of the Planning Board Workshop to be held at the Kennebunk Town Hall on March 31, 1986 from 7:00 - 9:00 p.m. and the Cornish Town Hall on April 1, 1986 from 7:00 - 9:00 p.m.

- II Minutes of the March 12, 1986 meeting were unanimously approved.

III Appointments:

8:00 p.m. Donald Knight
8:30 p.m. Loni Ake
8:45 p.m. Andrew Holmes - Holmes Subdivision
9:00 p.m. Rodney Chadbourne - New England Log Homes Subdivision
9:30 p.m. Paul Howe - Paul Howe Realty, Inc.

IV Communications:

1. Letter dated 3-4-86 from Smith & Elliott, P.A. Re: Rights-of-way. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

2. Letter dated 3-12-86 from Smith & Elliott, P.A. Re: Town v Proach. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

3. Letter dated 3-13-86 from Smith & Elliott, P.A. - Hazen O'Clair. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

4. Letter dated 3-14-86 from Smith & Elliott, P.A. Re: New England Log Homes of Maine Country Estates. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

5. Applicant's notice of intent to file an application with the Saco River Corridor Commission - T.J. Cole. The Board acknowledges receipt of this notice.

6. Copy of Real Estate Update received and acknowledged by the Board.
7. Maine Enterprise Magazine received and acknowledged by the Board.
8. DEP communication regarding John & Anne Kustron's request to construct a beach area on their property on Webber Road. The Board acknowledges receipt of this.
9. Saco River Corridor Commission - Public Hearing Notice for March 26, 1986 at 8:15 p.m. at the Sacopee Valley High School. The Board acknowledges receipt of this.
10. Installation of Electric Service Form for Joseph M. and Diane R.A. Dempsey concerning a parcel of land located on Lot 3, Ossipee Woods, Chadbourne Mills Road, No. Waterboro. The Board acknowledges receipt of this form which will be completed and mailed.
11. Letter from Smith & Elliott, P.A. dated 3-25-86 regarding Earl Pennell property. The Board acknowledges receipt of this letter.

V Report of Officers and Committees:

John Roberts reported regarding Subdivision regulations and possible fee changes that he has more research to carry out.

VI New Business:

Donald Knight: Map 38, Lot 22, grandfathered Zoned AR Mr. Knight requests permission to build a two car garage with loft onto existing house off Webber Road. Dwayne Woodsome made the motion that the Board make an on site inspection. Larry Jacobsen seconded. Four (4) approved one (1) abstained. The on-site will be at 10:00 a.m. on April 5, 1986.

Loni Ake: Map 32, Lot 47, Zoned AR grandfathered Loni Ake requests permission to build a single family residence on Ham's Cove. The lot size is 12,100 sq. ft. Loni Ake presented the Board with a copy of deed, sales contract and minimum lot size waiver from Maine Department of Human Services. The Board stated that the lot should be surveyed. John Roberts made the motion that the Board make an on-site inspection. Ernest Roberge seconded. Four (4) approved, one (1) abstained. The on-site will be carried out at 9:00 a.m. on April 5, 1986.

Andrew Holmes: - Holmes Subdivision - Map 8, Lots 34 & 35, Zoned AR Mr. Holmes requests to file a subdivision and submitted a sketch plan. The Board is concerned about water running off the property and down Roberts Ridge hill once entranceways are constructed. Copy of deed given to Board. John Roberts made the motion that the Board make an on-site inspection. Ernest Roberge seconded. Four (4) approved, one (1) abstained. Dwayne Woodsome made the motion that the Road Commissioner and Road Review Committee member attend the on-site. John Roberts seconded. Four (4) approved, one (1) abstained. The on-site is scheduled for 8:00 a.m. on April 5, 1986.

Rodney Chadbourne: - New England Log Homes of Maine Country Estates Sub-division. The Board gave Mr. Chadbourne, Dan Dutcher, Attorney, Tom Caffyn and Gary Holcombe copies of letter received from Karen Lovell, Att. to read Re: Rights-of-way. Mr. Chadbourne stated that DEP permission was

not needed, and that a letter would be forthcoming to this effect. Mr. Chadbourne will send a copy of this letter to the Board. The Board told Mr. Chadbourne that the Camp Road must be made up to Town standards. Mr. Chadbourne stated that John Hanscom's heirs own improved portion of the 12' right-of-way, and that the Caffyn brothers are in the process of getting the rights to the right-of-way. The Board will keep an open mind on this proposition until they hear from DEP. Deeded access to a public road is needed. Mr. Chadbourne asked if the Board would accept the six (6) front lots coming out onto Webber Road using three (3) common driveways, leaving the back three (3) lots as one open lot. The Board will wait for a decision from DEP. Mr. Chadbourne was given an appointment for April 9, 1986 meeting.

Paul Howe:

Map 43, Lot 935, Zoned R

Mr. Howe requests to build a 24'x32' chalet style residence on 30,900 sq. ft. lot on Ridgeway Circle. Mr. Howe gave the Board a copy of the deed. The proposed residence meets setback requirements. Mr. Howe has approval from Saco River and a soil test has been done. Ernest Roberge made the motion to approve under Section 2.08, provided he meets all setback requirements. John Roberts seconded. Unanimously approved.

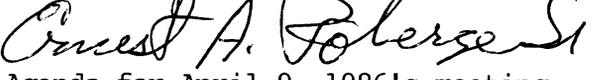
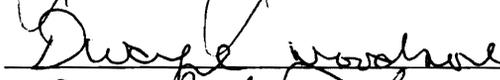
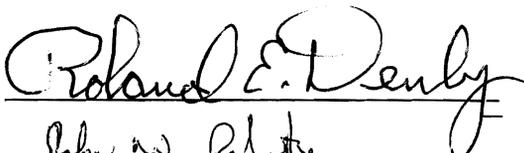
VII Adjournment:

The motion to adjourn was made at 10:45 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for April 9, 1986's meeting:

8:00 p.m. Gary Powers
8:15 p.m. Ernest Roberge
8:30 p.m. Hollis Lurvey
8:45 p.m. Rodney Chadbourne



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m.

April 9, 1986

I Rollcall: Larry Jacobsen, Dwayne Woodsome, Douglas Foglio, John Roberts, Philip Woodward and Roland Denby, Chairman. John Roberts was empowered to vote.

II Minutes of the March 27, 1986 meeting were unanimously approved.

III Appointment:

8:00 p.m. Gary Powers
8:15 p.m. Ernest Roberge
8:30 p.m. Hollis Lurvey
8:45 p.m. Rodney Chadbourne
9:40 p.m. Doug & Loni Ake

IV Communications:

1. List of Officers and Officials for the Town of Waterboro. The Board acknowledges receipt of this list.
2. Letter from Venduro Foglio to Harmony Homes Corp. regarding a twenty foot drainage easement. The Board acknowledges receipt of this.
3. Letter from DEP - Rodney Chadbourne, Middle Branch Engineering - In conclusion neither Mr. Caffyn nor Mr. Goodrich need a Site Location of Development permit for their subdivisions. The Board acknowledges receipt of this letter.
4. Maine Association of Planners - Planners Bulletin - Vol. 4 #3. The Board acknowledges receipt of this bulletin.
5. Downtown Research & Development Center - Subscription offer. The Board acknowledges receipt of this.
6. S.M.R.P.C. Newsletter - March 1986. The Board acknowledges receipt of this newsletter.
7. DEP Approval of John & Anne Kustron's application to construct a Beach Access on their property with the following conditions. 1. The Standard Conditions of Approval. 2. No sand shall be added to the excavated area. 3. The area in the water from which rocks are to be removed shall not exceed 10 feet in width. 4. All disturbed soil areas shall be revegetated according to the standards of Department of Environmental Protection Regulation, Chapter 365. The Board acknowledges receipt of this approval.

8. National Main Street Center - Workshop registrations. The Board acknowledges receipt of this.

V

New Business:

Gary Powers: Map 20, Lot 18N, Zoned V grandfathered
Mr. Powers requests permission to build a 24'x40' house on lot 18N, Saw Mill Acres. Larry Jacobsen made the motion to approve this request under Section 2.08 provided Mr. Powers allows a minimum 40' setback from the road to the front of the property. Douglas Foglio seconded. Unanimously approved.

Hollis Lurvey: Map 44, Lot A509, Zoned R
Mr. Lurvey requests permission to build a garage on his property on New Dam Road. Mr. Lurvey stated that the garage would be set 70' back from the road. Dwayne Woodsome made the motion under Section 2.08, that the minimum front setback from New Dam Road should be 50' and the minimum sidelines 35' in from Otter Drive and 35' from adjacent lot lines. John Roberts seconded. Unanimously approved.

Ernest Roberge: Map 32, Lot 65, Zoned AR grandfathered
Mr. Roberge requests permission to tear down old house and build a new one. Mr. Roberge said that the proposed road will come close to his house, so he wants to set the new house further back. John Roberts made the motion to approve under Sections 9.03, 2.08, and 3.03 with a setback of 75' from Rte. 5 and 35' from adjacent lot sidelines. Larry Jacobsen seconded. Unanimously approved.

Rodney Chadbourne: N.E. Log Homes of Me. Country Estates
Mr. Chadbourne noted that he does not need a Site Review from DEP. A Preliminary Plan was given to Board. The back land on this plan is consolidated. The Linda McKelvey lot is shown on this plan. A deed giving right title and interest in and to a certain right-of-way on Camp Road, so called, situated in Waterboro to Thomas C. Caffyn and William Caffyn is in the mail to William A. and Helen M. Goodrich in Florida to be signed and notarized. Mr. Chadbourne said that Mr. Thompson's deed reads that his land is subject to any right-of-way. A copy of the deed being sent to Mr. Goodrich was given to the Board. Linda McKelvey's lot size is 81,629sq. ft. Mr. Chadbourne said that a 50' right-of-way will be made for access to the 4 acre consolidated back land. The greenbelt is 30'. Mr. Chadbourne said that there will be three dual driveways off Webber Road. The Board said that the driveways should have a limit of a maximum gravel width allowance of 15' each side of property line, also that no other egress than shown on plan to be allowed. Mr. Chadbourne suggests that the driveway first 50' shall be common. The Board stated that there is a Culvert Ordinance. An Entrance Permit is required, then the Road Commissioner makes an on-site inspection to determine whether or not a culvert is needed. Larry Jacobsen made the motion to approve Preliminary Plan with exceptions as recorded. John Roberts seconded. Unanimously approved. 1) Driveway entrances shall be common on Lots 1 & 2, Lots 3 & 4, & Lots 5 & 6. 2) Maximum gravel width shall not exceed 30' (thirty) and shall be one road within forty (40') of pavement on Webber Road. 3) Thirty (30') wide driveway easement fifty (50') back from right-of-way line. Right-of-way on Camp Road to be shown on an actual executed deed.

Mr. Chadbourne will make all revisions requested and draw the mylar, then bring in the Preliminary Plan with all the recommended conditions of approval and changes. File copy with changes on it and bring in the Final Plan. Mr. Chadbourne also said that site distance is no problem because the road is not hilly.

Loni & Doug Ake: Map 32, Lot 47, Zoned AR grandfathered. The Board reported that on-site inspection revealed a lot of pipes loosely in the ground. Mr. & Mrs. Ake went to Alfred and found that in 1980 the owner had purchased extra footage. The Board said that Survey stakes are need to identify the land. The DEP recommends installation of a 28'x8' chamber system. The Lot is 12,000 sq. ft. and the applicants have received a minimum lot size waiver from the Department of Human Services. The proposed residence will be 32'x28'. The Board stated that the sewage system cannot be closer than 125' to any Lake, therefore a waiver to 125' setback is needed. John Roberts made the motion to approve under Section 2.08 provided Mr. & Mrs. Ake abide by dimensions on map - 50' setback from water and 30' sidelines and to waiver the sewage restrictions under Article 7, Section 7.01, #8. Larry Jacobsen seconded. Unanimously approved.

VI Old Business:

Discussion ensued regarding the Earl Pennell property. Right, Title and Interest to a legal lot. John Roberts made the motion that we deny the application under Section 3.03 according to the letter dated March 6, 1986 from Smith & Elliott, Attorneys saying that he hasn't established his lot lines. The Board is unable to grant approval as Mr. Pennell has not been able to establish to the Boards satisfaction that he has a legal lot which conforms to the Zoning Ordinance of Waterboro. Reference also Section 2.08, Section 9.01 and Section 9.05. Larry Jacobsen seconded. Unanimously approved.

Decision on Donald Knight's request to erect a garage on Map 38, Lot 22, Zones AR grandfathered. The on-site revealed that garage will meet all sideline and setback restrictions. Dwayne Woodsome made the motion to approve under Section 3.03 with the restriction to allow absolutely no plumbing in the building. John Roberts seconded. Unanimously approved.

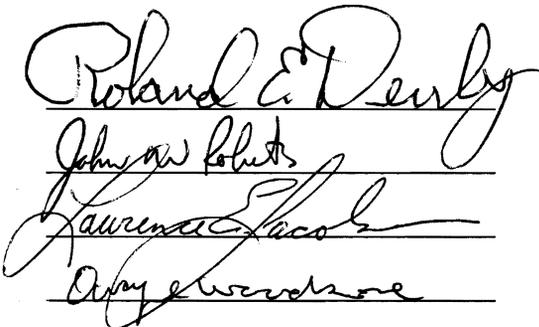
VII Adjournment:

The motion to adjourn was made at 10:40 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for April 24, 1986's meeting:

8:00 p.m. Richard McClintock
8:15 p.m. Paul J. Demers
8:30 p.m. Leland Scamman
9:00 p.m. Percy & Jean Eugley Jr.
9:15 p.m. William Gurrisi
9:30 p.m. Robert Gobeil

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m.

April 24, 1986

I Rollcall: Larry Jacobsen, John Roberts, Dwayne Woodsome, Philip Woodward, Douglas Foglio, Mike Hammond and Roland Denby, Chairman.

II Minutes of the April 9, 1986 meeting were accepted subject to the word maximum being changed to minimum.

III Nominations:

Secretary/Treasurer - Larry Jacobsen - unanimously approved.

Vice Chairman - Dwayne Woodsome - unanimously approved.

Chairman - Mike Hammond, Douglas Foglio - Mike Hammond declined this position - Douglas Foglio accepted and was unanimously approved.

IV Appointments:

8:00 p.m. Richard McClintock

8:15 p.m. Paul J. Demers

8:30 p.m. Leland Scamman

9:00 p.m. Percy Jr. & Jean Eugley

9:15 p.m. William Gurrisi

9:30 p.m. Robert Gobeil

V Communications:

1. Request from Amy Naylor-Davis for nominations for 1986 MAP Planning Awards dated 4-10-86. The Board acknowledges receipt of this letter.

2. A reservation form for a workshop at the Augusta Civic Center on April 29, 1986 re: Toxic Chemicals in the Air. The Board acknowledges receipt of this form.

3. Letter from Edward R. Thompson, dated April 23, 1986, an abutting property owner of the New England Log Homes of Maine Subdivision. The Board acknowledges receipt of this letter.

4. Letter from Mary Drinker dated April 21, 1986, an abutting property owner of the New England Log Homes of Maine Subdivision. The Board acknowledges receipt of this letter.

5. Copy of letter to Stephen Kasprzak from C.E.O. dated April 17, 1986. The Board acknowledges receipt of this letter.

6. Notice dated April 23, 1986 re: Swimming Pools. The Board acknowledges receipt of this note.

7. Copy of letter sent to Mass. Lions Regional Medical Center by C.E.O. dated April 24, 1986. Re: Trailer. The Board acknowledges receipt of this letter.

8. Notice of a S.M.R.P.C. Board of Appeals Workshop to be held Tuesday, May 13, 1986 at the Alfred Town Hall or Thursday, May 15, 1986 at the Cornish Town Hall, 7:30 p.m. and 7:00 p.m. respectively. The Board acknowledges receipt of this Notice.

9. Notice of a S.M.R.P.C. Panel Discussion on 'Managing Growth' at Wells High School Library on Tuesday April 29, 1986 at 7:30 p.m. The Board acknowledges receipt of this Notice.

10. Copy of letter sent to Mr. Wesley Leighton by C.E.O. regarding the re-naming of Birch Lane. The Board acknowledges receipt of this letter.

11. Letter from Middle Branch Engineering to Abutting Property Owners of the proposed development "New England Log Homes of Maine Country Estates" dated April 12, 1986. The Board acknowledges receipt of this letter.

12. Letter from Peck Laboratories, Inc., to Board of Selectmen re: report of analysis of water samples. The Board acknowledges receipt of this letter and report.

VI New Business:

Richard McClintock: Mr. McClintock requests permission to place foundation beneath his camp on double lot, Map 34, Lot 20, Zoned AR, his purpose being to winterize for year round use. A special permit will be needed for year round occupancy. Roland Denby made the motion that we approve putting the foundation under the camp, under Section 2.08, and that Mr. McClintock comply with conversion of seasonal dwellings, Title 30, Section 3223, paragraph 3 of the State Law and that he gets a Conversion Permit. Mike Hammond seconded. Unanimously approved. Mr. McClintock said that the fill will be trucked away and land will be graded and seeded.

Paul Demers: Mr. Demers requests permission to build a cape style, three bedroom, full basement residence, 28'x28'. Map 32, Lot 1a, Zones AR. Mr. Demers' original 32'x20' house burned. Mike Hammond made the motion to approve under Section 2.08 with the following conditions. 1. The building to go no closer than twenty (20) feet to property sidelines. 2. After the foundation is dug, the Code Enforcement Officer to inspect to make sure that all lot lines and dimensions are met. 3. Mr. Demers to have property lines clearly defined and flagged. 4. The front of the building to be no closer to the road than the rear of the old structure. Seconded by Roland Denby. Unanimously approved.

Leland Scamman: Mr. Scamman requests permission to replace wood posts with concrete and add a 6'x12' addition to his property on Map 32, Lot 19, Zoned AR. The Board asked Mr. Scamman if his property had been surveyed to establish his lot lines. Mr. Scamman replied that the people living either side of his property have had their properties surveyed. Existing camp is 24'x24', was build in 1969, and has a concrete partial foundation. Mike Hammond made the motion to have an on-site inspection on April 30, 1986 at 6:30 p.m. Roland Denby seconded. Unanimously approved.

Percy Jr. & Jean Eugley: Mr. & Mrs. Eugley request permission to build a garage on their property on Map 19, Lot 47, Zoned V. Mr. Eugley has 33' between property line and house. His proposed garage will be 28'x32'. Dwayne Woodsome made the motion to deny under Sections 3.03 and 9.01. Larry Jacobsen seconded. Vote was unanimous.

William Gurrisi: Mr. Gurrisi requests permission to build a chalet style home, 24'x32' on his property on Map 47, Lot 23, Zoned AR, grandfathered. Lot size is 27,000 sq. ft. Mr. Gurrisi handed copies of lot plans to Board, also copies of soil test. The Board requests that Mr. Gurrisi place markers to stake out his lot, and get registered Surveyor verification of lot lines. The Board will then schedule an on-site inspection before Mr. Gurrisi comes before Board again. Mr. Gurrisi said that he would have the land surveyed.

Robert Gobeil: Mr. Gobeil requests permission to build a garage on his property on Map 30, Lot 71u, Zoned AR. Following discussion as to lot line dimensions Roland Denby made the motion to have an on-site inspection. Mike Hammond seconded. Unanimously approved. The on-site was scheduled for April 30, at 7-7:15 p.m.

VII Old Business:

Mr. Rodney Chadbourne came before the Board regarding the proposed sub-division - New England Log Homes of Maine Country Estates. He stated that the deed re: Right-of-Way is in Florida awaiting the signing and return by the Goodrichs. It will be necessary to have this deed if the Board decides to hold a public hearing. Mr. Chadbourne stated that the Linda McKelvey lot is a lot of record. McKelvey will have a deeded right-of-way when deed is received from Mr. & Mrs. Goodrich. Larry Jacobsen made the motion that a Public Hearing be held on this subject. Mike Hammond seconded. A Rollcall vote was requested. Larry Jacobsen and Roland Denby were in favor. Mike Hammond and Dwayne Woodsome were opposed. Douglas Foglio voted to break the tie in favor of a Rollcall vote. Larry Jacobsen and Roland voted in favor of a Public Hearing and Mike Hammond and Dwayne Woodsome voted against. John Roberts was empowered to vote and cast his vote against holding a Public Hearing. Three (3) opposed, two (2) for. John Roberts made the motion that letters be sent to Mary Drinker and Edward Thompson and all other abutters informing them that this sub-division will be up for final approval on May 14, 1986. Larry Jacobsen seconded. Four (4) approved, one (1) abstained. Dwayne Woodsome made the motion to amend the motion to read, to post notices instead of sending letters. Mike Hammond seconded. Three(3) against, one (1) abstained and one (1) for.

Howard Anderson and Peter Harriman:

It is the Boards belief that under Section 2.05 and 12.02 the C.O.E. shall find these parties in violation under Section 3.03 and then as is prescribed under 2.05. He will take appropriate action and send these people to the Zoning Board of Appeals.

Mr. Venduro A. Foglio appeared before the Board for discussion on the following subjects:

1. Swimming Pool Ordinance - The Board stated that a hearing must be held in order to vote in permits for swimming pools.
2. Mr. Foglio asked the Board to instruct prospective buyers to clearly mark their lot lines and mark the corners of their property. Any lot less

than 40,000 sq. ft. (substandard lot) should have a copy of the survey brought before Board signed by a registered Surveyor. The Board said that this requirement should be on the 'Instruction for Applying for Building Permit' form. see Page 16 of Subdivision Regulations 9.1.2.

3. Peter Harriman and Howard Anderson both have a foundation on their properties that are too close to the lot lines. The Board stated that they need to go before the Zoning Board of Appeals for a variance - Section 2.05.

4. Northwood Village - No. Waterboro - Harmony Homes - Stanley Harmon has not met subdivision requirements regarding the drainage easement.

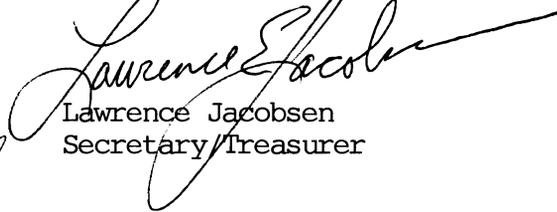
Appointments to the Planning Board:

Larry Jacobsen re-appointed to 1991
Douglas Foglio appointed to 1989
Philip Woodward appointed to 1987 alt.
John Roberts re-appointed to 1987 alt.

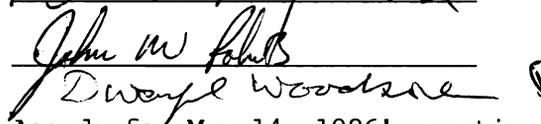
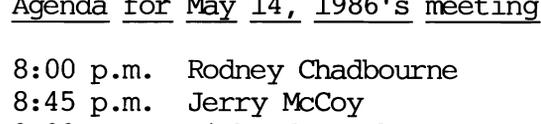
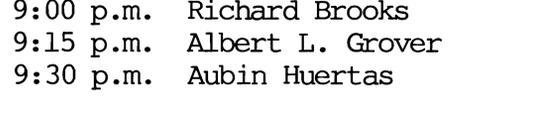
VIII Adjournment:

The motion to adjourn was made at 12:00 p.m.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer





Agenda for May 14, 1986's meeting:

8:00 p.m. Rodney Chadbourne
8:45 p.m. Jerry McCoy
9:00 p.m. Richard Brooks
9:15 p.m. Albert L. Grover
9:30 p.m. Aubin Huertas

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m.

May 14, 1986

- I Rollcall: Larry Jacobsen, John Roberts alt., Roland Denby, Mike Hammond, Philip Woodward alt., Dwayne Woodsome and Douglas Foglio Chairman.
- II Minutes of the April 24, 1986 meeting were unanimously approved. The Board discussed setting a time frame for appointments and adjournment. The last appointment for each meeting will be scheduled for 9:30 p.m., leaving some time available for walk-ins. The meetings will adjourn at 11:30 p.m. The minutes will be mailed to the Board members unsigned to be approved and signed at the following meeting.
- III Treasurer's Report: Larry Jacobsen reported a balance of \$635.72 in the checking account. The Board accepted this report as submitted.
- IV Appointments:
- 8:00 p.m. Rodney Chadbourne - N.E. Log Homes of Me. Subdivision
 - 8:45 p.m. Jerry D. McCoy
 - 9:00 p.m. Richard E. Brooks
 - 9:15 p.m. Albert L. Grover
 - 9:30 p.m. Aubin Huertas
- V Communications:
1. Maine Association of Planners April Newsletter. The Board acknowledges receipt of this letter.
 2. Copy of letter sent to Peter Harriman from C.E.O. dated 4-25-86. The Board acknowledges receipt of this letter.
 3. Copy of letter sent to Oliva Perreault from C.E.O. dated 4-25-86. The Board acknowledges receipt of this letter.
 4. Copy of letter sent to Howard Anderson from C.E.O. dated 4-25-86. The Board acknowledges receipt of this letter.
 5. Letter to C.E.O. from Stephen M. Kasprzak dated 4-29-86. re: Oliva Perreault's garage. The Board acknowledges receipt of this letter.
 6. Copy of letter sent to Robert Jones from C.E.O. dated 5-2-86. The Board acknowledges receipt of this letter.
 7. Copy of letter sent to Robert Jones from Selectmen dated 5-7-86. The Board acknowledges receipt of this letter.
 8. Copy of letter sent to Clarence D'Entremont from C.E.O. dated 5-2-86. The Board acknowledges receipt of this letter.
 9. Letter from Smith & Elliott, P.A. to Selectmen regarding Proach, dated 5-7-86. The Board acknowledges receipt of this letter.

10. Letter from Smith & Elliott, P.A. to C.E.O. regarding Howard Anderson dated 5-1-86. The Board acknowledges receipt of this letter.
11. Applicant's Notice of Intent to File an Application with Saco River Corridor Commission - Benny and Rosemary Saraceno. The Board acknowledges receipt of this.
12. Applicant's Notice of Intent to File an Application with Saco River Corridor Commission - Robert and Dolores Russell. The Board acknowledges receipt of this.
13. Notice from the Selectmen re: Workplace Smoking Act 1985 - Smoking Policy - The Board acknowledges receipt of this.
14. May Issue of Maine Enterprise Magazine. The Board acknowledges receipt of this magazine.
15. Notice of a Public Hearing to be held on May 20, 1986 at 7:30 p.m. at the Waterboro Town Hall re: variance request by Peter Harriman. The Board acknowledges receipt of this notice.
16. Water analysis by Peck Laboratories Inc., on seven locations in the vicinity of Southern Maine Finishing. The Board acknowledges receipt of this analysis.
17. Two letters from University of Southern Maine regarding a conference "Leadership for Community Planning" to be held on May 29th and 30th at Atlantic House, Scarborough, Maine. The Board acknowledges these letters.
18. Basic Planning Board Workshop to be held on Wednesday, May 28 at Alfred Town Hall, Second Floor at 7:30 p.m. or Thursday, May 29 at Cornish Town Hall at 7:00 p.m. The Board acknowledges receipt of this.

VI

New Business:

Rodney Chadbourne: New England Log Homes of Maine Country ^{Final Plan} Estates
Mr. Chadbourne presented Board with a copy of deed from William Goodrich conveying the right to use right-of-way to Linda R. McKelvey, Thomas & William Caffyn, their heirs and assignees forever. The Board understands this to mean that as the Caffyn's and McKelvey sell their land, the right to use the right-of-way can be assigned to the new owner. Mr. Thompson, one of the abutters that were present, questioned where the bounds of the road is, and does not think that Mr. Goodrich has the right to convey the right to use the right-of-way to Linda McKelvey and the Caffyns. He believes that Mr. Goodrich has created an illegal subdivision. The Board said that this is a civil matter. One 25 acre parcel has been split three times. This is the reason that the Linda McKelvey lot is included in the plan for subdivision said Mr. Chadbourne. Mr. Thompson said that the road should be brought up to Town standards to service back lots. He also said that he doesn't want the back lots to be buildable lots. He has no objection to the front six lots on Webber Road being developed. The Board said that at Town Meeting the attorney's letter was read saying that a right-of-way to a Town road is meeting Town requirements. It was noted that this was referring to Town owned property. Mr. Thompson says he owns up to the middle of the right-of-way and that it was intended for use by lake property owners. The road bounding the right of the proposed subdivision is a private way. There was some discussion as to the plowing of some private roads by the Town. In 1972 the Town agreed to plow some of the older Town Roads to the point that they were plowing at that time. Mrs. Goodrich was disabled so that road was plowed. Mr. Thompson said that he had accepted that he would have to take care of his road, and that he had conveyed a letter to Mrs. Drinker declaring that he would maintain the road so that the Bank would give her a loan.

Mr. Thompson said that he would be prepared to go to Court to prove that he owns half of the road. There was discussion as to whether or not the road giving access to back lot #7 should be made up to Town Standards. Mr. Chadbourne said that Mr. Goodrich has no deeded right to use the other road so he cannot give the right to Caffyns and McKelvey. At this point a letter from DEP was handed to interested parties to read re: Lot 7 of the proposed plan. Section 2.06 re: Site Restrictions was read aloud as follows: All lots shall abut upon an existing or proposed road which meets all municipal and other applicable governmental regulations and standards or, if land-locked, shall have a legally recorded access right-of-way, of no less than fifty(50) feet in width, to a public or private road. All lots, with the exception of land-locked lots, shall have a minimum road and/or water frontage of one hundred (100) feet in the village zone, one hundred and fifty (150) feet in the Residential and the Agriculture-Residential zones and two hundred (200) feet in the Forest-Agriculture and Conservation zones. Situations involving or utilizing cul-de-sacs, curvilinear streets, cluster design or planned unit design permitted by the subdivision Regulations or this Ordinance (see sections 8.02 and 8.03) when the Planning Board determines that these frontage requirements are not practical it may approve frontage reductions of up to fifty (50) percent.

If Board accepts subdivision with Lot 7 as a buildable lot, will the 50' right-of-way clear the way to build on what is on the subdivision as a non-buildable lot? Mr. Chadbourne said that this is a non-buildable lot. The Board quoted legal opinions obtained by the Board since this proposed subdivision was brought before the Planning Board. A letter dated 3-4-86 from Town Attorney stated "In common usage a right-of-way is equivalent to an easement or a right of passage over land owned by other. Applying this interpretation to your Zoning Ordinance would require the conclusion that as long as a lot owner would document his legal entitlement to an easement meeting Section 3.03 length requirements, zoning frontage provision with respect to his lot would be satisfied." That is the reason that Mr. Chadbourne was required to bring in this deed. The deed gives right to use right-of-way. The abutters feel that to build on the back lots would create hardship for them. There is no objection to the 6 front lots. The linen was checked against the Preliminary Plan. The Board noted that everything that was on the Preliminary Plan is on the Final Plan with conditions as requested by the Board at the last meeting. Mr. Chadbourne met all the requirements of the Board. Letters were sent to the abutters informing them of the date and time of the Final Plan hearing. Larry Jacobsen made the motion that we send this Final Plan to the Attorney for interpretation of Lot # 7. Mike Hammond seconded. Larry Jacobsen made the motion to have a roll-call vote. Roland Denby seconded. Chairman gave his right to vote to John Roberts (alt.), because he has not been on the Planning Board during the previous meetings for discussion of this proposed subdivision. The vote to have a rollcall vote was defeated. Three(3) against, two (2) for. A time frame was set for Final Plan decision, sixty (60) days from May 14, 1986. Dwayne Woodsome made the motion to go ahead with plan to submit Final Plan to Attorney for interpretation, and that we act on proposal Thursday, May 22, 1986. Roland Denby seconded. Unanimously approved.

Mr. Denby, at this point, read a letter from Smith & Elliott, P.A., dated March 14, 1986, to all those present. Re: land within rights-of-way and land-locked lots.

Jerry D. McCoy: Mr. McCoy would like to build a house on Lynwood Drive, Lake Arrowhead, Map 42, Lot 145, Zoned R. Approx. 22,196 sq. ft. Larry Jacobsen made the motion that we approve under Section 2.08, allowing a minimum setback from rear lot line of no less than 27' (twenty seven feet). Mike Hammond seconded. Unanimously approved.

Albert L. Grover: Mr. Grover requested permission to put a cement block foundation under camp located on Map 35, Lot 28, Zoned AR., to replace posts. This is a Summer residence, and Mr. Grover will utilize soil as it is removed for inside retaining wall. Dwayne Woodsome made the motion that we approve under Section 9.03, with the condition - Seasonal use only. Larry Jacobsen seconded. Unanimously approved.

Aubin Huertas: Mr. Huertas wants to decrease front boundary lines on Lot 17 from 230' to 180' on his property on Map 8, Lots 16 and 17, Zoned V. Lot 17 is a substandard lot. Mike Hammond made the motion to deny this request under Sections 9.01 and 9.06. Dwayne Woodsome seconded. Unanimously approved.

Report on on-site - Robert Gobeil: Map 30, Lot 71U, Zoned AR. The Board reported that the septic system appears to be where Mr. Gobeil wants to build garage. The garage would be detached from house and therefore does not meet side line requirements. Mike Hammond made the motion to deny permission to build garage under Sections 9.01 and 9.03. Larry Jacobsen seconded. Unanimously approved.

Report on on-site - Leland Scarman: Map 32, Lot 19, Zoned AR. The Board reported that there is adequate room to build a 12'x6' addition. Mr. Scarman also requests that permission be given to lift camp and replace wood posts with concrete. Roland Denby made the motion to approve construction under Section 3.03, with the condition that, if the property is to be used as a year round dwelling that the proper Conversion Permit be obtained. Mike Hammond seconded. Unanimously approved.

William Gurrisi: Map 47, Lot 23, Zoned AR grandfathered. Mr. Gurrisi appeared before the Board for information on the status of his application. Joanne Andrews - Realtor - was present. The Board told Mr. Gurrisi that 20,000 sq. ft. of usable land was needed. Mr. Gurrisi proposes to build a 32'x24' house with a 6' deck. The Board had requested Mr. Gurrisi to have the land surveyed by a registered Surveyor and to place markers to stake out his lot, and that the Board would then schedule an on-site inspection, at the April 24, 1986 meeting. Mr. Gurrisi has not yet had this done. Mr. Gurrisi said that he will have a survey done and an on-site will be arranged with Joanne Andrews.

Earl Pennell: Map 32, Lot 39a, Zoned AR. Mr. Pennell said that this lot has been marked off, but not surveyed. Mr. Pennell has been to see Karen Lovell, Atty., but did not have any written advisement from her. Mr. Pennell gave the Board copy of deed and map for the Board to take under advisement. The Board gave Mr. Pennell an appointment for June 11, 1986 meeting.

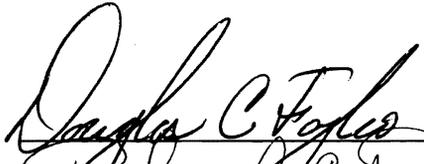
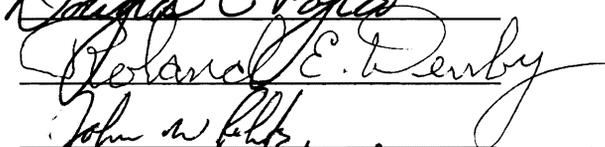
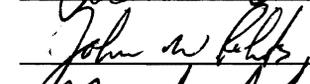
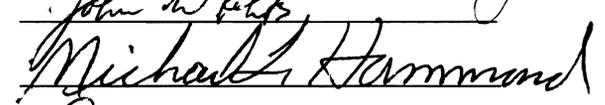
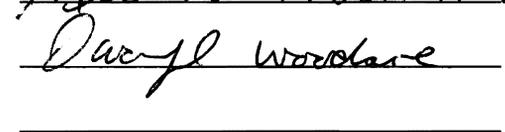
VII Adjournment:

The motion to adjourn was made at 12:00 p.m.

Regular Meeting of the Waterboro Planning Board - May 14, 1986

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

Agenda for May 22, 1986's meeting:

8:00 p.m. Rodney Chadbourne - New England Log Homes Subdivision
8:15 p.m. Wayne Collupy
8:30 p.m. Charles W. Binette
8:45 p.m. Robert & Dolores Russell - Cancelled
9:00 p.m. Percy & Jean Eugley
9:30 p.m. Thomas Searles

Agenda for June 11, 1986's meeting:

8:00 p.m. Dwayne Buck - Waterboro Fire Dept.
8:30 p.m. Robert & Dolores Russell
8:45 p.m. Earl Pennell

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m.

May 22, 1986

- I Rollcall: Larry Jacobsen, John Roberts Alt., Roland Denby, Mike Hammond, Dwayne Woodsome and Douglas Foglio Chairman. John Roberts empowered to vote.
- II Minutes of the May 14, 1986 meeting were unanimously approved.
- III Report from Board regarding N.E. Log Homes of Maine - appointment with Attorney Karen Lovell. The six front lots could be approved with Lot #7 appearing on plan, but not as part of the subdivision. Lot #7, owned by Linda McKelvey has access to Webber Road by Goodrich deeded right to use right-of-way. The Board does not believe that Mr. Goodrich created an illegal subdivision. Mr. Thompson bought abutting land. The width of road is a civil matter between the Courts and the land owners. The Board stated that the right, title and interest to property should be the first question asked of a proposer of a subdivision.

A letter will be sent to Mr. Wayne Collupy, 9a, Deacons Folly Road, Harwich, Ma. 02645, to inform him that Lot 35A on Map 11 is a non-buildable lot, created in April, 1979. Lot size 1.69 acres. Zoned AR.

IV Appointments:

8:00 p.m. Rodney Chadbourne - N.E. Log Homes of Maine - Final Plan
8:15 p.m. Wayne Collupy - Cancelled
8:30 p.m. Charles W. Binette
8:45 p.m. Robert & Dolores Russell - Cancelled
9:00 p.m. Percy & Jean Eugley
9:30 p.m. Thomas Searles

V Communications:

1. Maine Association of Planners - 1986 Annual Meeting - June 20, 1986. Copy of this letter and Agenda/Registration Form sent to all members.
2. Notice of Public Hearing to be held on June 10, 1986 - Earl Pennell. The Board acknowledges receipt of this notice.
3. Notice of Decision from Board of Appeals re: Peter Harriman, Map43, Lot 784 and Map 44, Lot A 460 to grant a 15% variance. The Board acknowledges receipt of these decisions.
4. Invitation to Open House at Applewood on Friday May 30, 1986 from 4:00 p.m - 6:00 p.m. The Board acknowledges this invitation.
5. Copy of letter from Daughan Kimmel & Lenkowski Attorneys to Mr. Edward Thompson dated May 20, 1986. The Board acknowledges receipt of this letter.

VI New Business:

Rodney Chadbourne - New England Log Homes of Maine Country Estates:

New England Log Homes, cont'd.

Mr. Chadbourne said that the irons are 25' from the center of camp road. There are three added notations on the Final Plan. 1. Deletion McKelvey lot. 2. Deletion Note 11. 3. Approval block lots 1,2,3,4,5,& 6, approved by Planning Board.

The Board asked if the Caffyns have right, title or interest in Linda McKelvey's lot and Mr. Chadbourne said that they do not. Roland Denby made the motion that the Board approve Final Plan of New England Log Homes of Maine Country Estates. John Roberts seconded. Four (4) approved, one (1) opposed.

Charles W. Binette: Map 41, Lot 29, Zoned AR, Ossipee Lake. Mr. Binette requests permission to raise his cottage 4' and put in a full foundation, also to build a 10'x28' extension. The Board stated that a Conversion Permit would be needed for year round use. Mr. Binette said that the fill would be hauled off. Dwayne Woodsome made the motion to approve under Sections 9.01 & 9.03, allowing Mr. Binette to raise roof to build on a second story, and put under a new foundation, also that an approved septic system be installed and the necessary Conversion Permit be obtained for year round use. Roland Denby seconded. Unanimously approved.

Percy & Jean Eugley: Map 19, Lot 47, Zoned V. Mr. & Mrs. Eugley have added 10'x100' of land on back of their property. The Board noted that rear, sideline and setback requirements can now be met. The Board cautioned the Eugley's, that boundary lines must be carefully adhered to. Dwayne Woodsome made the motion to approve under Section 3.03. Mike Hammond seconded. Unanimously approved.

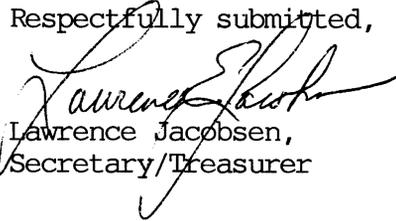
Thomas Searles: Mr. Searles requests permission to build a studio apartment on top floor of barn/garage, on property on Map 36, Lot 30, Zoned AR. Mr. Searles bought lot 3 years ago as one piece - listed as a double lot. Approx. 16,500 sq. ft. This is an incomplete application, so was referred to C.E.O. to make a proper application.

VII

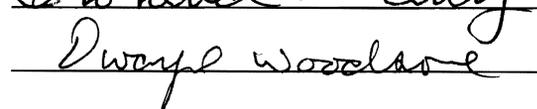
Adjournment:

The motion to adjourn was made at 10:00 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer





Agenda for June 11, 1986's meeting:

8:00 p.m. Dwayne Buck - Waterboro Fire Department
8:30 p.m. Robert & Dolores Russell
8:45 p.m. Earl Pennell - Cancelled
8:45 p.m. Dorothy Dugas
9:15 p.m. Richard Stubbs

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:45 p.m.

June 11, 1986

- I Rollcall: Larry Jacobsen, Roland Denby, Dwayne Woodsome and Doug Foglio, Chairman.
- II Minutes of the May 22, 1986 meeting were accepted and unanimously approved.
- III Appointments:
- 8:00 p.m. Waterboro Fire Dept.
 - 8:30 p.m. Robert & Dolores Russell - Cancelled
 - 8:45 p.m. Earl Pennell - Cancelled
 - 8:45 p.m. Dorothy Dugas
 - 9:15 p.m. Richard Stubbs - Did not show
 - Walk-in Ron Walton
 - Walk-in Roger Soucy
- IV Report of Officers and Committees:
- The Treasurer reported a balance of \$635.72 in the checking account. Roland Denby made the motion to accept this report as read. Dwayne Woodsome seconded. Unanimously approved.
- V Communications:
1. Letter from Maine Coast Heritage Trust, asking the Board if they wish to continue receiving Coastal Notes. Roland Denby made the motion to give \$10.00 to Maine Coast Heritage Trust. Larry Jacobsen seconded. Unanimously approved. The Treasurer was authorized to make this contribution.
 2. Letter from Maine State Housing Authority regarding a Conference at Bowdoin College, Brunswick on June 16-17 - subject 'Affordable Housing in Maine'. The Board acknowledges receipt of this letter.
 3. Letter from Smith & Elliott, Attys. re: Caffyn Subdivision-New England Log Homes-May 27, 1986. A copy of this letter will be mailed to all Board members.
 4. Letter from Smith & Elliott, May 22, 1986-this is a copy of letter sent to Earl Pennell. The Board acknowledges receipt of this letter.
 5. Copy of letter from Robert Fay, Selectman to Stanley Banas. Dept. of Agriculture asking him to make sure that State Law is being complied with regarding possible animal butchering in South Waterboro. The Board acknowledges receipt of this letter.
 6. S.M.R.P.C. Newsletter regarding Annual Meeting on June 11, 1986 at 7:30 p.m., York County Court House, Alfred. The Board acknowledges receipt of this.

New Business:Waterboro Fire Department:

Three members of the Fire Department appeared before the Board to discuss the Town's future growth. They asked if the Town has a projected growth plan. The Board stated that there are no basic changes in the Village area and that no new villages are planned. There have been four subdivisions approved in the past 18 months. The Board further stated that Ross Corner had been pinpointed as an extensive growth area. The Board will encourage village growth according to Zoning Ordinance.

The Fire Department representatives asked about zoning. The Board gave a Zoning Ordinance Regulations book to them to read.

The F.D. Reps. asked what area in Waterboro should be served by extra manpower should a fire occur. The Board replied that building density should be the criteria. The Town does not have an Industrial area. Applewood our Elderly Housing area would be apt to require more ambulance calls. Cottages on lakefront are high density areas. It was suggested that the map should be color coded in the areas that have limited accessibility. Other high density areas mentioned were Lakeview, Lake Arrowhead, Ossipee Lake and the Trailer Park in No. Waterboro.

Q. Is there a height ordinance? A. Yes, on page 9 of the Zoning Ordinance Subsection 3.04.01 General, para 2 states that no principal or accessory structure may exceed thirty-five(35) feet in height.

Q. What is the Winter and Summer population of Waterboro, and what is the area of Waterboro? A. Approx. 4,000 residents and 1,995 non-residents. Waterboro is 29,928 acres with 3,563 covered by water.

Dorothy Dugas: Mrs. Dugas requests permission to put a cellar under existing cottage on property located on Map38, Lot 28, Zoned AR. The Board scheduled an on-site inspection for Friday afternoon, June 13, with two members and the C.E.O. attending. If Mrs. Dugas wishes to use her cottage year round the Board stated that she might have to put in a new sewage system to bring it up to acceptable standard. The Board said also that if Mrs. Dugas wants to put rooms in the new cellar she will have to specify this when she applies for the cellar permit.

Roger J. Soucy: Mr. Soucy requests permission to build a single story two car garage on his property on Map 40, Lot 6, Zoned AR, grandfathered. His lot size is approx. 53,750 sq. ft. The Board noted that sidelines can be met. Roland Denby made the motion to approve the building of a single story, two car garage under section 2.08. Dwayne Woodsome seconded. Unanimously approved.

William Gurrisi: On-site by the Board of Mr. Gurrisi's property located on Map 47, Lot 23, Zoned AR, Grandfathered, led to the conclusion by the Board that a 24'x32' house with 8' porch could be erected. Mr. Gurrisi has been asked by letter to stake out the corners of the proposed building. The Board will then send a committee to inspect. Mr. Gurrisi can then obtain a permit. Dwayne Woodsome made the motion what we accept this application under Section 2.08., with minimum rear setback 45', minimum side setback of 20', minimum from deck to wet area 50', and the condition that soil stabilization must take place to any disturbed areas during construction. All disturbed areas to be re-loamed and re-seeded, and secured from draining into Lake or stream. Roland Denby seconded. Unanimously approved.

Richard Stubbs: Mr. Stubbs wishes to place a 12'x60' mobile home on property located on Map 14, Lot 40D. Lot size approx. 1.38 acres. The Board noted that this has been a lot of record since before the Zoning Ordinance. This property was sold to Henry Rhodes on November 15, 1971. Larry Jacobsen made the motion that we send this application to Lawyer for a proper decision due to the status of the subdivision. (Starrett Pierce) Roland Denby seconded. Unanimously approved. A letter will be mailed to Mr. Stubbs telling him of the Boards decision to refer this matter to the Lawyer.

Ron Walton: (Walton's Furniture) Mr. Walton applied to the Board for permission to sell mattresses and furniture at property located on corner of Rte. 202 and Goodwins Mills Road. Map 19, Lot 24, Zoned V, grandfathered. Larry Jacobsen made the motion that we issue Conditional Use Permit subject to the following conditions under Sections 3.04.02 B7 and 9.01. Dwayne Woodsome seconded. Unanimously approved.

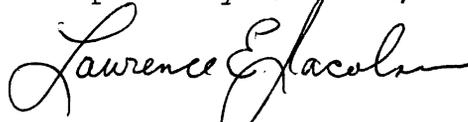
1. No delivery truck parking in front of building.
2. Vehicles to be parked on Rte 202 and Goodwins Mills Road.
3. This Conditional Use Permit is valid for twelve months only, and is subject to review at any time parking or traffic problems occur at corner of Rte. 202 and Goodwins Mills Road, and subject to provisions of Section 9.06.
4. State Plumbing Code sanitary requirements must be met.
5. Six signs "Parking for Store Only" to be in place before store opens.

VII

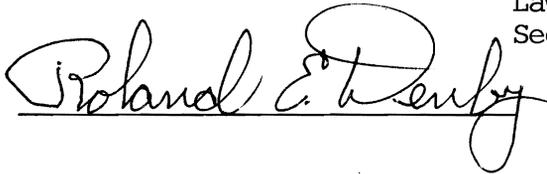
Adjournment:

The motion to adjourn was made at 10:45 p.m.

Respectfully submitted,



Lawrence Jacobsen,
Secretary/Treasurer



Agenda for June 26, 1986's meeting:

- 8:00 p.m. Mohammed & Khan Halal (Meat Market Co. Inc.,)
8:45 p.m. Mildred G. Portelance
9:15 p.m. Donald C. & Rosella Shepherd
9:30 p.m. Gary Holcombe



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order 7:15 p.m.

June 26, 1986

I Rollcall: Mike Hammond, Roland Denby, Larry Jacobsen, Philip Woodward, alt., Dwayne Woodsome and Doug Foglio, Chairman.

II Minutes of the June 11, 1986 meeting were accepted and unanimously approved.

III Appointments:

8:00 p.m. Mohammed & Khan Halal (Meat Market Co. Inc.,)

8:45 p.m. Mildred Portelance

9:15 p.m. Donald & Rosella Shepherd

9:30 p.m. Gary Holcombe

Walk-in Lawrence T. O'Keefe & Bernard Dube

IV Communications:

1. Notice of Public Hearing - July 8 1986 - James Toothaker.
2. Notice of Public Hearing - July 8 1986 - Aubin Huertas.
3. Notice of Decision - June 10, 1986 - David R. Greateon - granted 15% variance.
4. Notice of Decision - June 10, 1986 - Maurice St Peter - denied variance.
5. Notice of Decision - June 20, 1986 - Earl Pennell - denied variance.
6. Letter from Smith & Elliott, Attys, recommending single lot subdivision for Richard Stubbs (Starret Pierce prop.) The Board acknowledges receipt of this.
7. Letter from George R. Toothaker Atty., with application for appeal to Zoning Board of Appeals. The Board acknowledges receipt of this letter.
8. Applicant's Notice of Intent to File with the Saco River Corridor Commission - Eugene Tewksbury. The Board acknowledges receipt of this.
9. DEP application from Roger & Linda Sherman, prop. in Lake Arrowhead - to build stairs and small deck. The Board acknowledges receipt of this.
10. Maine Association of Planners Membership Directory and President's Report. The Board acknowledges receipt of these.
11. Copies of Survey plan and soils test from Tom Dupuis. The Board acknowledges receipt of this.
12. Maine State Housing Authority re: Conference June 16&17 at Blaine House. The Board acknowledges receipt of this.

V Report on on-site - Dorothy Dugas:

Mrs. Dugas requests permission to extend the porch on her property located on Map 38, Lot 28, Zoned AR, raise camp and put four bedrooms in cellar. The property would be used year round. The Board reported that the septic system must be replaced. The Code Enforcement Officer will need to go before the Town fathers for an easement to extend Mrs. Dugas' septic system on Town property due to the fact that her property abuts Town property. The Board stated that upon reviewing this request and before

the Board can make any decision on this matter, she must prove to the Board that she has acceptable conditions to have a septic system installed. Mrs. Dugas needs a Form H200 completed by a State Soil Evaluator.

VI New Business:

Mohammed & Khan Halal (Meat Market Co. Inc.,): Map 19, Lot Zoned V & AR
Tony Andreottola Sr. and Tony Andreottola Jr. appeared before the Board representing the Meat Market Co. The Board asked them what exactly does the applicant wish to do regarding the proposed slaughterhouse. Mr. Andreottola said that this would be a U.S.D.A. regulated slaughterhouse remodelled to U.S.D.A. specifications. Some 30 sheep would be killed each week, and some wholesale meats would be sent to Boston. The Board noted that part of the building is in the Village zone and that slaughterhouses are not permitted in this zone. The Board further stated that legal questions need to be addressed. Town Council could not be present at this meeting because of a conflict of interest. The Board said that State and Federal criteria must be met. The building must be Federally inspected and must meet standards. Mr. Andreottola said that the building will probably have to be completely remodelled and that this project would not be a huge operation. He also said that 99% of the chemicals have been removed. Analysis is still going on as to what other chemicals are present. There will not be any chemicals used in relation to the slaughterhouse, said Mr. Andreottola as everything would be refrigerated or frozen. Water and soap only, would be used to clean the building, also animal by-products would be removed almost every day. There would be a few small holding pens, but there would not be much livestock storage. The animals would be slaughtered almost immediately. The Board said that they had hoped Mr. Halal would bring in a license and other papers relating to the slaughterhouse. The Board asked if there was a blueprint available. Mr. Andreottola replied, "Not yet". The Board said that a Public Hearing must be held, and a survey may be required.

Gary Holcombe: Map 11, Lot 16 B

Mr. Holcombe requests permission to live in undersized, self-contained, mobile home for 30 days while building house. Roland Denby made the motion to give approval of this request for a 30 day permit under Section 2.07. Dwayne Woodsome seconded. Unanimously approved.

Mildred Portelance:

Mrs. Portelance requests permission to build a small back entry 5'x8' on her property on Map 28, Lot 45, Zoned V and shoreland. Mike Hammond made the motion to approve under Section 3.03. Roland Denby seconded. Unanimously approved.

Donald & Rosella Shepherd: Map 2, Lots 6-8, Zoned AR

Mr. & Mrs. Shepherd appeared before the Board for information as to whether it is necessary to file for subdivision in order to sell a further parcel of their land. The Board told them to see their lawyer for clarification of the status of their property to see if it is in violation of subdivision regulations, and have them contact the Board with the lawyer's recommendation, which can then be reviewed by the Town Council.

New Business - Cont'd:

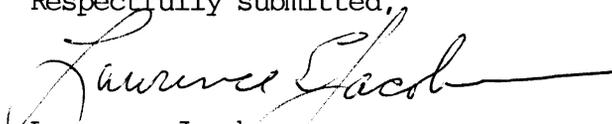
Lawrence T. O'Keefe & Bernard Dube:

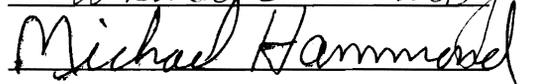
Mr. Dube wanted an installation of electric service form signed in order that he might have a meter installed at his apartment over his garage located on Map 39, Lot 2. The Board took no action at this time.

VII Adjournment:

The motion to adjourn was made at 10:00 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

Agenda for July 9, 1986's meeting:

- 8:00 p.m. Brian K. Dube
- 8:30 p.m. Roger Petrin
- 9:00 p.m. Bernadine Gerry
- 9:30 p.m. Timothy & Kelley Robinson
- Walk - in Albert W. Welz, Jr.

Agenda for July 24, 1986's meeting:

- 8:00 p.m. Roger Wilson
- 8:15 p.m. Richard Charland
- 8:45 p.m. John S. Brock
- 9:15 p.m. Zoel Labrie

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:15 p.m.

July 9, 1986

I Rollcall: Roland Denby, Mike Hammond, Larry Jacobsen and John Roberts Alt.
John Roberts was empowered to vote.

II Minutes of the June 26, 1986 meeting were unanimously approved.

III Appointments:

8:00 p.m. Brian K. Dube
8:30 p.m. Roger Petrin - Cancelled - Stuart Gannett given this time slot.
9:00 p.m. Bernadine Gerry and Rodney Chadbourne
9:30 p.m. Timothy and Kelley Robinson
Walk -in Albert Welz

IV Communications:

1. Maine Association of Planners Bulletin Vol. 4, #4. The Board acknowledges receipt of this bulletin.
2. Additional pages of Membership Directory. The Board acknowledges receipt of these.
3. Letter from Selectman Robert Fay regarding Southern Maine Finishing. The Board acknowledges receipt of this letter.
4. Application to the Maine Department of Environmental Protection for Bioash Utilization - James O. Hamilton, from S.D. Warren Company of Westbrook. The Board acknowledges receipt of this application notification. Raymond Dyer of the Hazardous Waste Committee has been notified of this by the Selectmen's Office.
5. Notice of Decision re: Aubin Huertas. Permission was given to change lot lines.
6. Notice of Decision re: James Toothaker. Permission was given for retaining wall. The Board acknowledges receipt of these decisions.
7. A booklet entitled 'U.S. Inspected Meat and Poultry Packing Plants' was received from the U.S. Government Printing Office.

V Old Business:

With regard to the proposed slaughterhouse. All information relating to this subject is in the hands of F. Paul Frinsko and John M.R. Paterson Attorneys-at-Law with the firm of Bernstein, Shur, Sawyer & Nelson in Portland.

VI New Business:

Brian Dube: Map 5, Lot 39, Zoned AR, grandfathered - 1 acre
Mr. Dube requests permission to convert two car garage into an auto body repair shop on a full time basis. The Board asked Mr. Dube if he had neighbors on Jellerson Road, and if so, were they aware of his intention to operate a repair shop. Mr. Dube replied that his neighbors were aware of his intentions and that he would be working on minor repairs involving painting and sheet metal work. He said that there was room for parking on his property, and that he would not be repairing wrecks or selling. He would be repairing damaged cars for their owners. The Board asked how Mr. Dube would dispose of leftover paint etc. Mr. Dube said that there would not be much leftover paint to dispose. Mike Hammond made the motion that we approve under Section 2.08, 4.01 and 7.03. John Roberts seconded. Unanimously approved.

Stuart Gannett, Jr.: Map 8, Lot 1, Zoned V
Mr. Gannett requested permission to extend foundation 2½' on parking lot side and 2½' on back. Parts of the foundation have cracked and crumbled due to the fire and were not re-usable. Mr. Gannett said that the re-establishment of business is intended. The treatment plant is on phase one, phase two has not been started. The Board said that the use of the building must be controlled. Mr. Gannett said that he has jurisdiction to build as he did before, and that new drains - 2'x8' troughs - will be installed with new building. At this point Mr. Denby read Section 9.03 of the Zoning Ordinance aloud. Re: Replacement and Maintenance. The Board asked for a blueprint or sketch plan of the new building and proposed alteration, and asked what was Mr. Gannett's proposed use of the building. Mr. Gannett couldn't specify at this point. John Roberts made the motion that we approve under Section 9.03, provided Mr. Gannett takes a copy of blueprint and shows proposed expansion as a replacement and allow expansion to increase safety, under Section 3.04.03, #10 due to fire damage to foundation. Roland Denby seconded. Unanimously approved.

Bernadine Gerry:
Mrs. Gerry and Rodney Chadbourne of Middlebranch Engineering appeared before the Board with sketch plan of a proposed subdivision on the West Road near Ross Corner. Mrs. Gerry is personal representative of property owners. There are four proposed lots of 1) 6 acres, 2) 1.5 acres, 3) 7.6 acres and 4) 4 acres in a total area of 19 ± acres. Mr. Chadbourne asked if the Board would consider Lot 2 to have adequate frontage on pond and use of right of way as access. Lots 1,3 and 4 have minimum 150' frontage on West Road. Lot 2 will have a minimum of 80,000 sq. ft. including part of the road. The Board noted that on page 62 of the Zoning Ordinance, Frontage definition specifies lake frontage as acceptable. The Board agreed to have an on-site inspection on Friday July 11, 1986, at 1:30 p.m. Roland Denby and John Roberts will attend this on-site.

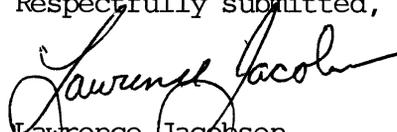
Timothy & Kelley Robinson : Map 11, Lot 69, Zoned AR, grandfathered.
Mr. & Mrs. Robinson request permission to put a temporary 14'x70' mobile home on Waterboro side of property. Due to the Town of Hollis moratorium, they cannot obtain a building permit until March 1987. Mr. & Mrs. Robinson have a permit for septic system installation from Hollis and have had a soils test done. The Board informed them that 90 days is the maximum that can be allowed for a temporary structure. John Roberts made the motion that we send all information to Attorney for clarification. Mike Hammond seconded. Unanimously approved.

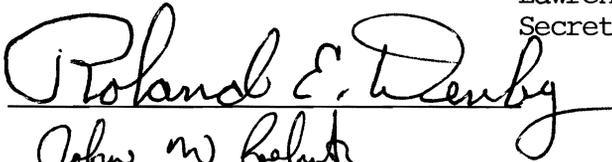
Albert Welz: Map 29, Lot 29 Zoned AR East Shore Road
Mr. Welz requests permission to add shower off master bedroom within existing structure and raise roof for storage also to reduce snow load. A site plan and photographs were shown to the Board. John Roberts made the motion that we approve Mr. Welz' request to raise roof under Section 3.03, as long as he does not go over the 35' maximum building height, or increase outside dimensions. Mike Hammond seconded. Unanimously approved.

VII Adjournment:

The motion to adjourn was made at 11:00 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer.




Agenda for July 24, 1986's meeting:

8:00 p.m. Roger Wilson
8:15 p.m. Richard Charland
8:45 p.m. John S. Brock
9:15 p.m. Zoel Labrie
9:30 p.m. Roger Petrin

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 7:45 p.m.

July 24, 1986

I Rollcall: Larry Jacobsen, Roland Denby, John Roberts, Mike Hammond and Doug Foglio, Chairman. John Roberts was empowered to vote.

II Minutes of the July 9, 1986 meeting were accepted as read.

III Appointments:

8:00 p.m. Roger Wilson

8:15 p.m. Richard A. Charland

8:45 p.m. John S. Brock

9:15 p.m. Zoel & Georgette Labrie

9:30 p.m. Roger Petrin - Cancelled - Ernest Roberge took this appt.

Walk-in Frank Newell

Walk-in Linda McPherson

IV Communications:

1. Letter from Bourque & Clegg, Attys. to Bruce Kimball re: Earl Pennell right-of-way. The Board acknowledges receipt of this letter.
2. Letter from Middle Branch Engineering to Richard Hull III re: John Hamel. The Board acknowledges receipt of this letter.
3. Letter from Smith & Elliott, Attys. re: Timothy and Kelley Robinson. The Board acknowledges receipt of this letter.
4. Order Form from Planners Bookstore. The Board acknowledges receipt of this.
5. Letter from Daniel A. Mullen requesting information on roads in Albert J. Cameron subdivision, lots 9B -13B. The Board acknowledges receipt of this request.
6. Notice of Public Hearing on August 5, 1986 at 7:30 p.m. requested by Wayne Collupy. The Board acknowledges receipt of this.

V New Business:

Roger Wilson:

Mr. Wilson requests permission to build a small two car garage on his property located on Map 1, Lot 13, Zoned V. grandfathered. His property abuts a scarcely used old road. Mr. Wilson said that he could not attach garage to his house because of septic tank, and that the garage will not interfere with leachfield. His front setback will be 50' and he will build 20' from sidelines. Roland Denby made the motion that as Mr. Wilson can meet sideline requirements we approve under Section 2.08, provided he stays 20' from stone wall and provides detailed sketch to C.E.O. showing location of septic tank and leachfield before the permit is issued. John Roberts seconded. Unanimously approved.

Richard A. Charland:

Mr. Charland appeared before the Board to see if he needs to file a one lot subdivision in order to build a house on property located on Map 4, Lot 15, Zoned R. The Board told Mr. Charland that he has to obtain a purchase and sales agreement and to check with assessors to see if the lots are contiguous. A Title Search must be made to prove that Mr. Charland does not need to file for a subdivision. The Board will check into Town records to see what parcels have been sold by the Leightons.

John S. Brock:

Map 4, Lot 12B, Ossipee Hill Road, Zoned AR.

Mr. Brock wishes to divide lot 12B into two 9 acre lots, which would need 150' frontage on public road. The frontage on lot 12B is divided by lot 12C, leaving 120' and 200±' for frontage. The Board stated that as long as Mr. Brock makes a 50' right-of-way that is 150' long, and is legally recorded, on the lot that has 120' frontage on Ossipee Hill Road, he will have a lot that meets frontage requirements.

Zoel & Georgette Labrie: Map 28, Lot 48, Zoned AR

Mr. Labrie gave Board sketch of property. He would like to build a carport attached to existing house and add a wood shed and addition. The lot is an undersized lot, and these additions would be within two to four feet of the lot lines. John Roberts made the motion that this be denied under Section 3.03. Mike Hammond seconded. Unanimously approved.

Ernest Roberge: Map 14, Lot 40D, Zoned AR. grandfathered. Mr. Roberge came before the Board to file for a one lot subdivision. This lot was deeded to Henry and Dorothy Rhodes by Starrett Pierce in 1972. A soils test has been done and the land has been surveyed by Mr. Tewkesbury. The Board told Mr. Roberge that a Preliminary Plan must be submitted as required by Land Sub-division Regulations - page 7, and that he will have to go before D.E.P.

Frank Newell: Map 45, Lot 1373, Zoned R. grandfathered. Mr. Newell wishes to build a year round camp, cape style, on lot 1373. Saco River approval with on-site read by Board. Soil test was carried out on April 29, 1986. Mr. Newell has septic system approval. This is an undersized lot and there may be a problem with the garage being too close to the leachbed. Mr. Newell said that gravel fill will be used. Mike Hammond made the motion that we have an on-site inspection. Mr. Newell to attend on-site and present the Board with a complete floor plan with all dimensions drawn to scale. Time to be set later with the Building Inspector, who will also attend on-site. Approval is given under Section 2.08, subject to on-site inspection with stipulation that Saco River Corridor Commission Application #15-115 be complied with and subject to a legal septic system. John Roberts seconded. Unanimously approved.

Linda McPherson: Map 11, Lot 23C, Zoned AR. Linda McPherson requests permission to put a trailer temporarily on property for 30 days while house being built. Mike Hammond made the motion to approve this request under Section 2.07. John Roberts seconded. Unanimously approved.

VI Old Business:

Timothy & Kelley Robinson: The Robinsons requested permission to place mobile home temporarily on their property on Map 11, Lot 69, for one year on a non-permanent foundation. Roland Denby made the motion that we accept recommendation of Town Attorneys and grant permission to the Robinsons under Section 4.03 to put mobile home on property for a period not to exceed 12 months. Mobile home must be removed when they receive Occupancy Permit. The trailer to be set on gravel pad. Mike Hammond seconded. Unanimously approved.

Old Business - cont'd.

Roland Denby made the motion that the Board give Larry Jacobsen permission to write a check for an amount sufficient to buy two BOCA building code manuals to John Roberts. Mike Hammond seconded. Unanimously approved.

Bernard Dube:

Mr. Dube wants to have electric hook-up installed in apartment. The original permit was given for hardship of a family member and not as rental income. Unit, therefore, should not be rented. Larry Jacobsen made the motion to deny under Section 3.03. John Roberts seconded. Unanimously approved.

On-site report - Bernadine Gerry:

The Board reported that road should be made a right-of-way 50' and deeded right should be given to all abutters. A deeded easement should be given to Town of Waterboro for a turnaround. 100'x75' easement to Town for total road - trees should be cut. A 30' right-of-way accross lot #2.

Roland Denby reported that he has delivered to selectman Bab Fay a recorded copy of New England Log Homes of Maine Country Homes, Final Plan.

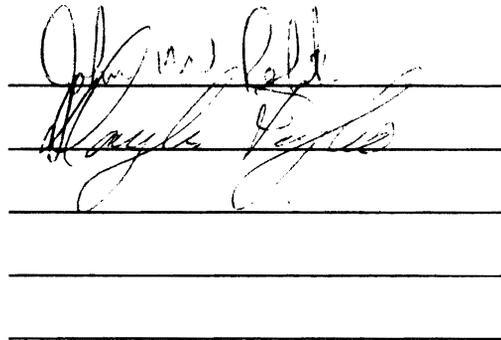
VII

Adjournment:

The motion to adjourn was made at 11:35 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer.



Handwritten signatures of Lawrence Jacobsen and Bab Fay over horizontal lines.

Agenda for August 13, 1986's meeting:

- 8:00 p.m. Paul L'Heureux
- 8:15 p.m. James F. Oliver
- 8:30 p.m. Carl H. Albers
- 9:00 p.m. Roger Petrin
- 9:30 p.m. Dick Elmore - Stukas Realty

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 8:15 p.m.

August 13, 1986

I Rollcall: Larry Jacobsen, Roland Denby, John Roberts, alt, and Dwayne Woodsome. John Roberts was empowered to vote.

II Roland Denby made the motion that the July 24, 1986 minutes be tabled until the next meeting. John Roberts seconded. Unanimously approved.

III Appointments:

8:00 p.m. Paul L'Heureux
8:15 p.m. James F. Oliver
8:30 p.m. Carl H. Albers cancelled
9:00 p.m. Roger & Priscilla Petrin
9:30 p.m. Richard Elmore - Stukas Realty
Walk-in Ronald Mercier
Walk-in Clinton Presby

IV Communications:

1. Letter from William and Jean Gurrisi notifying the Board that Lot 23 has been staked out as requested. The Board acknowledges receipt of this letter.
2. Notice of Decision re: Wayne Collupy - variance was granted. The Board acknowledges receipt of this.
3. Maine Enterprise Magazine. The Board acknowledges receipt of this.
4. Letter from C.E.O. to Donald Tardie re: travel trailer. The Board acknowledges receipt of this letter.
5. Plan of house to be built on Frank Newell's property on Map 45, Lot 1373. The Board acknowledges receipt of this plan.
6. Letter to B.O. & C.A. Administrators International, Inc., ordering two loose leaf BOCA Basic National Building Code manuals with 1986 supplements. The Board acknowledges receipt of this letter.
7. Notice of applicant's intent to file an application with Saco River Corridor Commission - John Sanfason. The Board acknowledges receipt of this.
8. Letter from Asst. C.E.O. to Paul and Yolanda Greatrix regarding complaint about tents on their property. The Board acknowledges receipt of this letter.
9. Maine Assn. of Planners bulletin, Vol 4, #5. The Board acknowledges receipt of this bulletin.
10. Notice of Public Hearing on a variance as requested by Zoel Labrie, on August 19, 1986 at 7:30 p.m. The Board acknowledges receipt of this.

New Business:Paul L'Heureux:

Map 38, Lot 2A Zoned AR, house on Lot 33

Mr. L'Heureux requests approval to build two story 30'x28' garage. He gave the Board a copy of deed, and plan of proposed garage. There is a new chamber type septic system installed on his property. Side and front set back dimensions would have to be determined. Roland Denby made the motion to have an on-site inspection. John Roberts seconded. Unanimously approved. The on-site was scheduled for 9:00 a.m. August 14.

James F. Oliver:

Map 29, Lot 16, Zoned AR grandfathered

Mr. Oliver requests approval to re-build his cottage. Mr. Oliver showed the Board plans of his proposed new cottage. The Board stated that a sewage system in compliance with the Maine State Plumbing Code must be installed and a conversion permit obtained for year round use. The present 1,000 gal. holding tank that has been there for 10 years is sufficient for seasonal use, but not for year round use. The existing cottage is 20'x28' and the proposed would be 24'x28'. A soils evaluation will be needed and the Board suggested that Mr. Oliver check out leachfield possibilities and septic system approval.

Roger & Priscilla Petrin:

Map 32, Lot 52, Zoned AR

Mr. & Mrs. Petrin request approval to turn their cottage into a year round home by jacking it up and putting foundation underneath. Septic system soils evaluation was shown to Board. A 500 gal. cesspool exists on property. The Petrins have obtained neighbors permission for a seasonal conversion. Mr. Petrin would like to build a 12'x16' sundeck onto cottage. The Board said that he would not have room to do this. John Roberts made the motion that we let Mr. Petrin jack cottage up and put foundation underneath under Section 9.03. Dwayne Woodsome seconded. Unanimously approved. The Board added that fill must be prevented from going into the water when this work is being done.

Richard Elmore - Stukas Realty: Map 18, Lot 8, Zoned V

Mr. Elmore showed the Board a plan of land, approx area 66,000 sq. ft. The Board stated that 1,000 sq. ft. of office space is needed for each business. The Board stated that there are three businesses and two apartments currently in the building. Mr. Elmore wishes to open a Branch Office for Stukas Realty and place a sign 4'x4'9" in size below the present signs advertising Atkinson Electrical and Leisure Pools. Both these businesses are under the ownership of Brian Atkinson. The Board said that as 40,000 sq. ft. is needed for each business and apartment, there is not enough land for another business, according to the Zoning Ordinance. Mr. Elmore said that a 1,000 gal septic system exists. Dwayne Woodsome made the motion to deny under Sections 3.03, and 3.04.02. John Roberts seconded. Unanimously approved. (There is not adequate sq. ft. for two businesses and two apartments also a house. Property is over occupied already.)

Ronald Mercier:

Map 28, Lot 7, Zoned AR

Mr. Mercier needs a conditional use permit to start an outboard motor business in half of existing barn. He will live in the other half. There is parking space available and this would be a one man business Mr. Mercier stated, also there is plumbing and a 1,000 gal. septic tank on the property. Mr. Mercier would like to put docks in Little Ossipee.

Ronald Mercier - cont'd.

The Board said that he would have to go before DEP to get permission for this. Mr. Mercier said that there will not be any gasoline pumps on the property, and that any boats displayed would be out back towards the woods. John Roberts made the motion to approve under Section 3.06.03 item #6 as long as Mr. Mercier can present sales purchase agreement. Roland Denby seconded. Unanimously approved.

Clinton Presby:

Map 9, Lot 42, Zoned AR grandfathered

Mr. Presby requests approval to add two room addition 17'x30' on his property of almost 1 acre. His house is 50' back from the road. He would like to live there year round eventually. The Board said that to live there year round he would need a conversion permit and soils evaluation for a septic system. The Board asked if Mr. Presby had his lot lines staked out. Dwayne Woodsome made the motion that we have an on-site inspection. John Roberts seconded. Unanimously approved. The on-site was scheduled for August 14, at 9:45 a.m.

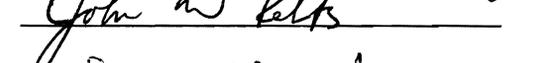
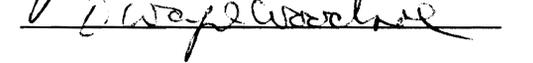
VI

Adjournment:

The motion to adjourn was made at 10:30 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer.

Agenda for August 28, 1986's meeting:

8:00 p.m. Garnsey Bros. Luke Guerrette
8:30 p.m. Paul L'Heureux
8:45 p.m. Clinton Presby
9:00 p.m. Frank & Mary Chase
9:30 p.m. John H. Matthews
9:45 p.m. Steven Nevers
10:00 p.m. Ronald C. Jarosz

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

August 28, 1986

I Rollcall: Douglas Foglio, Chairman, Roland Denby, Larry Jacobsen, John Roberts, alt, and Dwayne Woodsome. John Roberts was empowered to vote.

Meeting called to order at 8:00 p.m.

II Larry Jacobsen made the motion that we go into Executive Session to discuss legal questions regarding problems with zoning. Roland Denby seconded. Unanimously approved.

Roland Denby made the motion to close Executive Session. John Roberts seconded. Unanimously approved.

Regular Meeting recommenced at 8:45 p.m.

III Dwayne Woodsome made the motion that a letter be written to Selectmen requesting a meeting with members of the Zoning Board of Appeals, Town Counsel, Selectmen, Code Enforcement Officer and Planning Board. Roland Denby seconded. Unanimously approved. Wednesday, September 10, at 7:00 p.m. was time suggested, if agreeable with those who plan to attend.

IV Approval of the July 24, 1986 Minutes was deferred at the August 13, 1986 Meeting because the legality of creating a 150' long right-of-way, 50' wide on a piece of land owned by John S. Brock on Map 4, Lot 12B with only 120' frontage, to provide adequate frontage, was questioned by some Board members. It was suggested that a copy of Minutes should be given to Selectmen as a preliminary copy for their information, and that Attorney Karen Lovell be consulted on September 10 for her opinion in this matter. Dwayne Woodsome made the motion that we approve July 24, 1986 Minutes as read. John Roberts seconded. The vote was two (2) for and two (2) against. Chairman Doug Foglio voted for acceptance. Larry Jacobsen made the motion to approve August 13, 1986 Minutes as read. John Roberts seconded. Unanimously approved.

V Appointments:

8:00 p.m. Garnsey Bros. Real Estate (Luke Guerrette & Tom Hammond)
8:30 p.m. Paul L'Heureux
8:45 p.m. Clinton Presby
9:00 p.m. Frank & Mary Chase
9:30 p.m. John & Lorraine Matthews
9:45 p.m. Stephen T. Nevers
10:00 p.m. Ronald C. Jarosz
Walk-in Howard K. Anderson

VI Communications:

1. Letter from Asst. C.E.O. to Glenn A. & Mary E. Young re: foundation. The Board acknowledges receipt of this letter.

Correspondence - cont'd

2. Notice of Decision - Zoel Labrie - denial due to not falling into the 15% allowance. The Board acknowledges receipt of this decision.
3. Notice of Public Hearing on September 2, at 7:30 p.m. re: Howard K. & Isabelle R. Anderson. The Board acknowledges receipt of this.
4. Manufactured Housing Association of Maine - 1986 Annual Meeting, Wednesday September 3, at Taste of Maine Restaurant, Rte 1, Woolwich, Maine from 2:00 to 3:00 p.m. The Board acknowledges receipt of this invitation.
5. Applicant's Notice of Intent to file with Saco River Corridor Commission - Richard B. Anderson, Jr. The Board acknowledges receipt of this.
6. Letter to Northeast Plumbing & Heating from Asst. C.E.O. re: Paul Demers property. The Board acknowledges receipt of this letter.
7. Letter to Albert V. Barnett re: camp trailer, from Asst. C.E.O. The Board acknowledges receipt of this letter.
8. Letter to Steven A. & Sandra J. Gallo from Asst. C.E.O. re: foundation. The Board acknowledges receipt of this letter.
9. NNECAPA Annual Meeting September 11-12 at Radisson Hotel, Burlington, VT. The Board acknowledges receipt of this registration form and agenda.
10. Land transactions for Wesley Leighton as of April 1, 1986 - Richard Charland. The Board acknowledges receipt of this.
11. Letter to Dorothy Dugas from Selectmen re: variance for a septic system. The Board acknowledges receipt of this letter.
12. Package of information from Fuel Technologies, Inc. re: wood waste processing. The Board acknowledges receipt of this and copies will be mailed to all Board members.

VII

New Business:

Garnsey Bros. (Luke Guerrette & Tom Hammond):

Mr. Guerrette and Mr. Hammond appeared before the Board to request approval to build a 24'x40' ranch in the Melvin Brackett Development off West Road, Map 20, Lot 18F Zoned V. The Board noted that the side and rear setbacks are 20' and the front set back 50'. The lot is undersized, approx. 20,750 sq. ft. Plan was given to the Board. John Roberts made the motion to approve under Sections 2.08 and 3.03. Roland Denby seconded. Unanimously approved.

Paul L'Heureux: Map 36, house on Lot 33 & Map 38, proposed garage on Lot 2A
Zoned AR

An On-site inspection was carried out at Mr. L'Heureux's property location. He proposes to build a three car garage with second floor. Plan was given to the Board. The on-site committee reported that the set back from the road was adequate. Mr. L'Heureux said that there will be no problem with run-off when this work is being done. Dwayne Woodsome made the motion to approve as per plan with absolutely no plumbing or water put in garage, and that it is not to be used as a dwelling, under Section 2.08. Larry Jacobsen seconded. Unanimously approved.

Clinton Presby: Map 9, Lot 42, Zoned F & A, grandfathered

Mr. Presby wishes to add a 17'x30' two room addition to his property. An on-site inspection was made. The Board told Mr. Presby that he would need a permit for the 12'x12' shed on his property. Mr. Presby has obtained this permit. The on-site committee showed Board map of lot showing dimensions. Mr. Presby showed the Board deed of property, and a copy was made. Mr. Presby has had land surveyed. The size of this lot could not be determined at this meeting. The Board advised Mr. Presby to have a soil evaluation test done before any further steps are taken.

Frank & Mary Chase: Map 33, Lot 17

Mr. & Mrs. Chase wish to winterize their camp and build an addition. The lot size is approx. 80'x450'. They wish to raise roof and make a gambrel style year round home. The building would be 20' from side lot lines said Mrs. Chase. The present septic system is 13 years old and the Board said that a new one would probably be necessary. A Conversion permit would be required for year round use and State and Town laws must be met. The septic tank must be inspected and the leachfield must be 20' from foundation. Larry Jacobsen made the motion to have an on-site inspection. John Roberts seconded. Unanimously approved. The proposed building lot lines should be staked out said the Board and an on-site was scheduled for September 6, at 8:30 a.m.

John & Lorraine Matthews: Map 8, Lot 28F, Zoned AR

Mr. & Mrs. Matthews request permission to have their own private driveway onto Roberts Ridge Road. They are presently sharing with two other families and find this a hardship. Their property is part of Sunshine Acres Subdivision, approved November 14, 1979. One of the conditions of the subdivision reads 'Driveway access shall be thru right-of-ways shown on plan.' DEP approval reads 4. The applicant has made adequate provision for traffic movement of all types out of or into the development area provided, access to Roberts Ridge Road is limited to common driveways as shown by right-of-ways on plan of Sunshine Acres dated June 11, 1979. and 2. Applicant shall include deed restrictions on lots #1-8 which shall limit driveway access to right-of-ways shown on preliminary plan of Sunshine Acres dated June 11, 1979. This was read to Mr. & Mrs. Matthews also the Minutes of May 26, 1979 meeting and May 30, 1979, Special Meeting. It is believed by Board members that nothing can be done, as subdivision plans cannot be changed without getting written agreement from all owners in subdivision and DEP approval. The Board will contact Attorney Karen Lovell for detailed list of what steps must or can be taken in order for the Matthew's request to be considered.

Stephen Nevers: Map 46, Lot 2187, Zoned R.

Mr. Nevers requests permission to build a 36'x26' house on 20,000 sq. ft. of land in Lake Arrowhead. He wishes to reduce the sideline boundaries to 30'. Front setback will be 50'. John Roberts made the motion to allow a 29' sideline setback, under Section 2.08. Larry Jacobsen seconded. Unanimously approved.

Ronald C. Jarosz: Map 24, Lot 20 & part of Lot 37, Zoned AR, grandfathered.

Mr. Jarosz showed a soils evaluation to the Board. He wishes to build on Lot 20 using part of Lot 37 for his septic system. This property is located on Middle Branch Pond. The original plan for these lots was approved in 1959 said Mr. Jarosz. Right-of-way was put in by Mr. Jarosz. He owns these two lots and would like to eventually put a house on each lot. He is seeking DEP approval. The Board said that DEP approval would not be needed because Mr. Jarosz owns the lots contiguously. The Board suggested that we send plan to Karen Lovell for her interpretation as to whether Mr. Jarosz can be allowed to do what he proposes.

Howard Anderson: Map 45, Lots 1731, 1732 & 1733, Zoned R

Mr. Anderson requests permission to create two lots from three, on Fairview Drive, Lake Arrowhead. Mr. Anderson has Title, but not clear Title. Mr. Anderson has deeds to all three lots. The Andersons signed letter prepared by Karen Lovell, Attorney, regarding their attempt to rectify the problem of a house being built too close to lot lines. The Board decided with Mr. Anderson's approval to take his plan to the Town Attorney for clarification. The question is "can you split a subdivided lot".

VII Old Business:

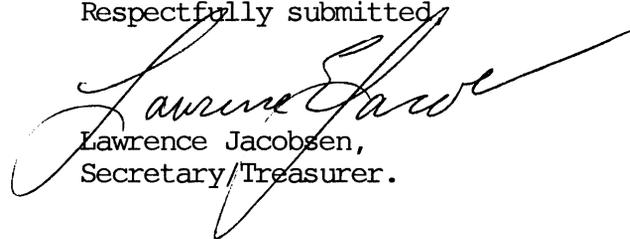
Charles Binette: By oversight the word 'garage' was not included in Mr. Binettes approval. The Board voted to include and amend Mr. Binette's approval.

Roland Denby made the motion to buy film for camera. John Roberts seconded.
Unanimously approved.

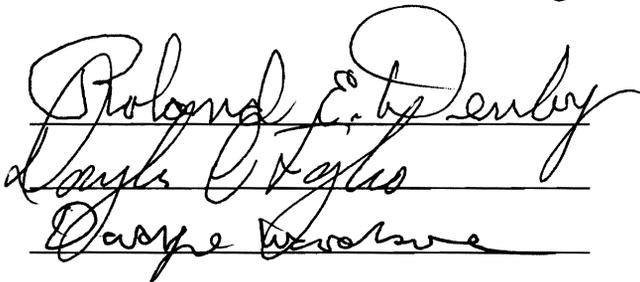
VIII Adjournment:

The motion to adjourn was made at 11:30 p.m.

Respectfully submitted



Lawrence Jacobsen,
Secretary/Treasurer.



Roland C. Denby
David G. Gyles
Dwayne W. Worswore

Agenda for September 10, 1986's meeting;

8:00 p.m. J. Hervey Boissonnault

8:30 p.m. David Tirck

10:00 p.m. Norman L. Croteau

7:00 p.m. Meeting with Town Counsel

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board
Meeting called to order at 7:17 p.m.

September 10, 1986

I Rollcall: Douglas Foglio, Chairman, Roland Denby, Larry Jacobsen, Dwayne Woodsome, Mike Hammond and John Roberts, alt.

II Minutes of the August 28, 1986 meeting were accepted as read.

III Appointments:

8:00 p.m. Robert & Florence Sagarino, Lionel Belanger

8:30 p.m. David Tirck

10:00 p.m. Norman L Croteau

IV Communications:

1. Letter from Asst. C.E.O. to Albert V. Barnett regarding a complaint received about tents on his property. The Board acknowledged receipt of this letter.
2. Notice of Decision re: Howard Anderson - variance was granted. The Board acknowledges receipt of this.
3. Letter of thanks from Maine Coast Heritage Trust for the Board's contribution of \$10. The Board acknowledges receipt of this.
4. S.M.R.P.C. Notice of Planning Board Workshop at the Limerick Town Hall on Wednesday, September 17, from 7:00 - 9:00 p.m. The subject will be 'Zoning provisions for solid waste disposal'. The Board acknowledges receipt of this notice.
5. Executive Report from FAME, Finance Authority of Maine. The Board acknowledges receipt of this report.
6. Applicant's Notice of Intent to File an Application with Saco River Corridor Commission - David La Camera. The Board acknowledges receipt of this application notice.
7. S.M.R.P.C. Workshop at York County Court House Basement, Alfred on Thursday, September 11, at 7:30 p.m. The subject is 'Capital Improvements Programming'. The Board acknowledges receipt of this.

V New Business:

Robert & Florence Sagarino:

Mr. Lionel Belanger appeared before the Board with Mr. & Mrs. Sagarino to request permission to put in a foundation on property located on Map 28, Lot 17, Zoned AR, grandfathered. The new footing and foundation would be six blocks high, a bulkhead, new front and back steps and four windows are proposed. The Board stated that the State Law requires that the septic tank be at least 750 gallons. Sketches of the proposed footing and lot dimensions were given to the Board. The Board said that if the present septic system, on inspection, was found to be of adequate size and in satisfactory condition, it would not have to be replaced. The leachfield must be up to State standards and a Perk test done.

Robert & Florence Sagarino - cont'd.

Mr. Belanger and Mr. Sagarino said that a new septic tank installation would not be a problem and that they would do this if found necessary, also the building dimensions will not be increased. Mike Hammond made the motion to approve under Section 9.03 and Article 4, with provision that the septic system be upgraded to State standards. Roland Denby seconded. Unanimously approved.

David Tirck:

Mr. Tirck requests permission to build a one story, 30'x40' house including porch on property located on Map 42, Lot A123 with frontage on both Victoria Lane and Greenfield Road, Zoned R, grandfathered. Lot size is 100'x200'. The Board asked if there were houses on abutting lots and Mr. Tirck said that the next lot was vacant. Mr. Tirck needs permission to build his house close to Victoria Lane than the Zoning allows. Larry Jacobsen made the motion to approve under Section 2.08, with the provision that front minimum set back be no less than 40' from Victoria Lane and rear set back no less than 25', and 50' minimum set back from Greenfield Road. Roland Denby seconded. Unanimously approved.

Norman L. Croteau: Map 28, Lot 43, Zoned AR, grandfathered

Mr. Croteau requests permission to raise cottage and put it on a cement block foundation. Norman Ouellette will be doing the masonry work. Mr. Croteau also owns Lot 44 and both lots have cottages on them. There is an existing 1,000 gal. fibre glass septic tank on Lot 43 said Mr. Croteau. Larry Jacobsen made the motion to approve under Section 9.03 and Article 4, with the provision that the septic system meets State requirements, and that we do not require a conversion permit. Dwayne Woodsome seconded. Unanimously approved.

VI Old Business:

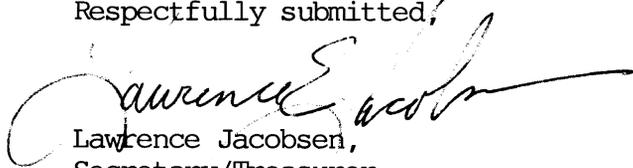
Roland Denby made the motion that a letter be sent to Clinton Presby and to Ronald C. Jarosz. Larry Jacobsen seconded. Unanimously approved. Letter to Mr. Presby to read: Before he comes before the Board again he must have a survey of his land showing bounds of his property, location of buildings and all concrete foundations. This layout to be done by a registered Land Surveyor.

Letter to Mr. Jarosz to read: On advise from Town Counsel it would appear that you own one contiguous lot. Therefore you cannot have two buildable lots as you are requesting. After Planning Board approval one building permit can be obtained from the Building Inspector.

VII At the beginning of this meeting the Board met with Attorney Karen Lovell, Zoning Board of Appeals members George Gendron, Don Mills, Millard Genthner and Robert Goodwin, Code Enforcement Officer Venduro Foglio and Selectman Robert Fay, to discuss interpretation of the Waterboro Zoning Ordinance. Tapes of this meeting are on file together with a summary.

VIII Adjournment: The motion to adjourn was made at 11:15 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer,

Douglas C Foglio
Roland A. Denby
John W Roberts

Agenda for September 25, 1986's meeting:

- 8:00 p.m. Howard Bennett
- 8:20 p.m. David Marvel
- 8:45 p.m. Raymond Harmon
- 9:00 p.m. Robert Hamel
- 9:15 p.m. Omar Desjarlais
- 9:30 p.m. Bernadine Gerry
- 9:45 p.m. Paul L'Heureux
- 10:00 p.m. Dale Bromfield

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

September 25, 1986

Meeting called to order at 8:00 p.m.

I Rollcall: Roland Denby, Larry Jacobsen, John Roberts, alt., and Douglas Foglio, Chairman. John Roberts was empowered to vote.

II John Roberts made the motion to approve September 10, 1986 minutes as read. Seconded by Roland Denby and unanimously approved.

III Appointments:

8:00 p.m. Howard Bennett
8:20 p.m. David Marvel - DID NOT SHOW
8:45 p.m. Raymond Harmon
9:00 p.m. Robert Hamel
9:15 p.m. Omar Desjarlais
9:30 p.m. Bernadine Gerry
9:45 p.m. Paul L'Heureux
10:00 p.m. Dale Bromfield

IV Communications:

1. Letter to Raymond & Linda Gagne from Asst. C.E.O. regarding a complaint about travel trailer hooked-up on property. The Board acknowledges receipt of this letter.
2. Letter to Lindsey Goodrich from Asst. C.E.O. re: operation of a used car business on his property. The Board acknowledges receipt of this letter.
3. Applicant's Notice of Intent to file with Saco River Corridor Commission - Raymond Harmon. The Board acknowledges receipt of this.
4. September issue of Real Estate Update. The Board acknowledges receipt of this.
5. Letter to Bradford W. Jr. & Shirley M. Johnstone from Asst. C.E.O. re: travel trailer with water hook-up etc. on their property. The Board acknowledges receipt of this letter.
6. Copy of letter sent to John & Anne Kustron from DEP re: possible violation of their Great Ponds Permit #13185. The Board acknowledges receipt of this letter.
7. Letter to Roger & Linda Sherman from DEP regarding their proposal to construct a stairway and install riprap at their property along Lake Arrowhead. The Board acknowledges receipt of this letter.
8. Copy of letter sent to Selectmen from Attorney Karen B. Lovell re: Zoning Board of Appeals. The Board acknowledges receipt of this letter.
9. Letter from Karen B. Lovell, Attorney, summarizing the opinions she gave to the Board and others present, at the September 10, 1986 meeting.
10. Maine Association of Planners, Bulletin Vol 4, #6. The Board acknowledges receipt of this.
11. Maine Association of Planners Meeting Notice for Wednesday, October 8th from 2:00 to 4:00 p.m. at the Augusta Civic Center.

12. Notice of Decision re: York Homes Inc. from Z.B.O.A. - variance was granted to allow foundation to remain 64' from the road.

V New Business:

Howard Bennett: Map 36, Lot 19a (2 acre p/o) Zoned AR

Mr. Bennett requests permission from the Board to live in trailer for a time until his house is built. The Board stated that they could only give Mr. Bennett a period of 30 days and then he would have to apply again. The Board also stated that Mr. Bennett would have to show some substantial progress on his building before he comes before the Board again for another 30 day extension. John Roberts made the motion that we give Mr. Bennett 30 days under Section 2.07. Roland Denby seconded. Unanimously approved.

Raymond Harmon: Map 45, Lot 1446, Zoned R.

Mr. Harmon has applied for Saco River approval and has been told that he has it. The approval notice has not yet been received. He requests permission to build a house on Love Lane in Lake Arrowhead. A 2 bedroom vacation home. A detailed map showing lot line dimensions was presented to Board. The leachfield will be 101' from water. Roland Denby made the motion to approve application under Section 2.08 with the minimum setbacks from Love Lane and 20' Right-of-way to be at least 35' and that the setback from the water to be a minimum of 50' (same as approved by Saco River) and subject to approval from Saco River. John Roberts seconded. Unanimously approved.

Howard Anderson: Map 45, Lots 1731, 1732 & 1733, Zoned R.

Mr. Anderson needs approval from Board to split lot 1733 in two, thereby making lots 1731 and 1733 larger. Mr. Anderson said that there is no deed restriction regarding splitting one lot and joining that land to the abutting lots. Mr. Anderson showed Mylar of proposed change to the Board. The Board noted that the mylar showed boundaries, survey, names of abutters, legend, notes and zone. The Board asked if changing lot lines would deliberately affect intentions of original subdivision. Howard Anderson requested that the Board waive the bottom of page 11 and top of page 12 of the Subdivision Regulations. Larry Jacobsen made the motion that we approve under Section 7.4 of Subdivision Regulations, with the condition that the entire sheet be waived. John Roberts seconded. Unanimously approved. The Board then signed mylar and four copies. Recording fee of \$10.00 was paid.

Robert J. Hamel, Jr: Map 26, lot 6A, Zoned V.

Mr. Hamel requests permission to live in 12'x60' trailer that is placed on temporary foundation. He plans to build a house as soon as he can. The trailer is resting on gravel and 50 cement blocks at the present. Mr. Hamel said the the C.E.O. suggested he put the trailer on 4' deep pylons, but because the ground is rocky, Mr. Hamel does not think that he can dig that deep. He plans to buy a vinyl skirt around trailer. Well, septic system and electricity are already installed, and a perc test has been done. Roland Denby made the motion to approve based on advice of Town Attorney (see letter dated July 16, 1986) that suitable accomodation be made between the applicant and C.E.O. This approval is for one year. Mr. Hamel must re-apply after one year. John Roberts seconded. Unanimously approved.

Omer R. Desjarlais: Map 47, Lot 108, Zoned AR

Mr. Desjarlais would like to jack up cottage and put a poured foundation underneath. He does not wish to use cottage for year round use. There is a 500 gal. concrete septic tank on property which was recently pumped out and deemed to be in good condition said Mr. Desjarlais. John Roberts made the motion to approve under Section 9.03, allowing Mr. Desjarlais to jack up cottage located on Map 47, Lot 108, and put a foundation under it, with the stipulation that the C.E.O. approves his septic system and that his cottage can be moved back in order to add a 12' porch. This is not to be closer to the Lake than the building is presently. Larry Jacobsen seconded. Unanimously approved.

Paul L'Heureux: Map 47, Lot 15, Zoned AR, Section 3N on Westerly side

Mr. Desjarlais represented Mr. L'Heureux who wishes to raise cottage and put a poured foundation underneath property located in Lake Sherburne. Mr L'Heureux has a 750gal septic tank on his property of approx. 20,000 sq. ft. The cottage is 117' back from the lake. John Roberts made the motion to approve under Section 9.03, allowing Mr. L'Heureux to raise his cottage located on Map 47, Lot 15, Section 3N on Westerly side of Lake Sherburne, and put a foundation under it, with the stipulation that the C.E.O. approves his septic system. Larry Jacobsen seconded. Unanimously approved.

Dale & Margaret Bromfield: Map 47, Lot 106, Zoned AR.

Mr. Desjarlais represented the Bromfields who wish to add an 8' addition on the side of his structure for an entry and raise camp to put a cement poured foundation underneath. His building is 87' from the road and 104' from the water. John Roberts made the motion, under Sections 9.03 and 3.03, to approve raising camp and 8' addition with stipulation that the C.E.O. approves the septic system. Larry Jacobsen seconded. Unanimously approved.

Bernadine Gerry: The Cathedral Pines, Map 9 Lot 6 & Map 48, Lot 16, Zoned AR

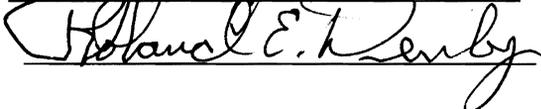
Mrs. Gerry presented Board with copy of soils evaluation of property. Mrs. Gerry owns private right-of-way which is plowed by Town. Mrs. Gerry showed Board the Preliminary sketch plan. Mr. Rodney Chadbourne arrived at this point and stated that there will be a 30' right-of-way to water between Lot 2 and Alexander Houle's property. The Board would like to see a 75'x100' area at end of 50' plowed right-of-way and Lot 1, to be used as a turnaround. The deed for Lot 1 should record this easement. Doug Foglio and the Road Commissioner will go to property and look at area proposed for the turnaround. The Board would like a 25' green belt on West Road across Lots 1 & 3. Subdivision Sketch Plan list was checked off. Mylar and 6 copies were asked for by the Board. Roland Denby made the motion to accept Preliminary plan with three exceptions to be included in Final plan. 1. 25' green belt, 2. easement for turnaround and 3. 30' right-of-way to water. John Roberts seconded. Unanimously approved.

VI

Adjournment: The motion to adjourn was made at 11:45 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer.

John W Roberts

Agenda for October 8, 1986's meeting:

8:00 p.m. Zoel Labrie
8:20 p.m. Garney Bros. Real Estate
8:30 p.m. Roland Gendron
8:45 p.m. Clinton Presby
9:00 p.m. Bernadine Gerry



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

October 8, 1986

This meeting was cancelled due to lack of a quorum.

Appointments scheduled for this meeting will be re-scheduled for the
October, 23rd. Meeting.



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Planning Board

October 23, 1986

Meeting called to order at 7:40 p.m.

- I Rollcall: Roland Denby, Larry Jacobsen, Mike Hammond, Doug Foglio, Chairman and John Roberts, Alt. John Roberts was empowered to vote.
- II Minutes of the September 25, 1986 meeting were accepted as read.
- III Appointments:
- 8:00 p.m. Zoel Labrie
 - 8:20 p.m. Garnsey Bros. R.E. Tom Hammond
 - 8:30 p.m. Roland Gendron
 - 8:45 p.m. Clinton Presby - CANCELLED
 - 9:00 p.m. Bernadine Gerry
 - 9:15 p.m. Mary Chase
 - 9:30 p.m. Donald Nevers - DID NOT SHOW
 - 9:45 p.m. Lesley Leighton - DID NOT SHOW
 - 10:00 p.m. Robert R. Stukas
 - 10:15 p.m. Dorothy Dugas
 - 10:30 p.m. Paul Tebbetts
- IV Communications:
1. Applicant's Notice of Intent to file with Saco River - Marlene and Robert Belmore. Board acknowledges receipt of this.
 2. Letter from Smith & Elliott, P.A. re: Section 2.08 of the Zoning Ordinance and Planning Board responsibilities. Board acknowledges receipt of this letter.
 3. Letter to Ronald D. Bourque, Esq., from Karen Lovell, Att., re: Earl Pennell. Board acknowledges receipt of this letter.
 4. Letter to Karen B. Lovell from Ronald D. Bourque re: Earl Pennell. Board acknowledges receipt of this letter.
 5. June & August issues of Maine Enterprise Magazine. Board acknowledges receipt of these magazines.
 6. Letter from Karen Lovell re: her meeting with the Zoning Board of Appeals. The Board acknowledges receipt of this letter.
 7. Request from DEP to complete survey. Board acknowledges receipt of this survey request.
 8. s.m.r.p.c. newsletter - October 1986. The Board acknowledges receipt of this newsletter.
 9. Letter from U.S.M. - Conference to be held Nov. 20, 1986 at Sheraton Inn in Sth. Portland from 3-9 p.m. The Board acknowledges receipt of this letter.
 10. Maine Assn. of Planners - meeting Wed. Oct. 8 from 2-4 p.m. at the Augusta Civic Center. The Board acknowledges receipt of this.

11. Maine State Planning Office - Advisory Bulletin No. 4. The Board acknowledges receipt of this.
12. Invitation from U.S. Department of Housing and Urban Development to attend workshop to be held Thursday, October 23, 1986 from 9-12 at the Ramada Inn in Portland. The Board acknowledges receipt of this invitation.
13. Copy of letter sent to Dana Blackburn from Department of Human Services. The Board acknowledges receipt of this letter.
14. Letter from Asst. C.E.O. to Louis Bureau re: trailer on property. The Board acknowledges receipt of this letter.
15. Letter from C.E.O. to Cynthia L. Jerome re: foundation being improperly erected. The Board acknowledges receipt of this letter.

V Report of Treasurer:

Treasurer reported a balance of \$527.67 in checking account. Town Treasurer reports a balance of \$1,180.37 as of 9-30-86. Roland Denby reported that he had taken Howard Andersons lot plans to Selectmen for tax purposes, also that he has purchased film for camera.

At the meeting on Wednesday, October 22, with Selectmen, Planning Board and Zoning Board of Appeals members and Town Attorneys Karen Lovell and Roger Elliott, it would appear according to Town Counsel that the Planning Board have the right to review, make recommendation and then pass the applicants request on to the Zoning Board of Appeals. After some discussion on this matter, Roland Denby made the motion that as a Board we remove ourselves from this process. When grandfathered lots have a side line deficiency the applicant should be referred directly from the C.E.O. to the Zoning Board of Appeals. John Roberts seconded. Three (3) votes for and one (1) abstained.

Larry Jacobsen made the motion that we use the \$25. fee for Planning Board appointments towards cost of Z.B.O.A. hearing. If applicant decides not to go to Zoning Board, then the fee to be refunded. John Roberts seconded. Unanimously approved. Mike Hammond arrived at this point.

John Roberts made the motion that with Selectmen's approval, we have this decision checked by another Attorney, and have him or her inform us of his/her opinion. Roland Denby seconded. Unanimously approved. The Chairman of the Planning Board will take the responsibility of hiring another Law firm. John Roberts voting power removed at this point.

VI New Business:

Zoel Labrie: Map 28, Lot 48, Zoned AR

Mr. Labrie has changed his plans so that the proposed 26'x28' garage will conform to the legal side line setbacks, as it will be attached to the existing building. He wants to build a 4' addition next to the front entrance. Mike Hammond made the motion to approve under Sections 3.03 and 7.01 with the condition that the dimensions on plan be followed as per Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.

Garnsey Bros. Real Estate - Tom Hammond:

Mr. Hammond requests permission to build a house 24'x40' on Saw Mill Lane, Map 20, Lot 18D, Zoned V.

A plan of proposed house showing front, side and rear setback and side line dimensions was given to Board. Mike Hammond made the motion to approve under Sections 2.08 and 3.03. Larry Jacobsen sec-

ended. Unanimously approved.

Roland Gendron: Map 41, Lot 27, Zoned AR 2 acres±

Mr. Gendron requests permission to build a house on his lot on Silas Brown Road. There is a cottage already in existence. Mr. Gendron wants to build a second house. Mr. Gendron's alternative to building a new house would be to expand his existing cottage and the Board is not empowered to approve this request.

Bernadine Gerry: Map 9, Lot 6, Map 48, Lot 16, Zoned AR

Final check list for Cathedral Pines Subdivision was satisfactorily checked off. The 25' green belt, easement for a turnaround and 30' right-of-way to water, as requested by the Board, were included in the Final Plan. The Board was satisfied with the Final Plan. John Roberts was empowered to vote and made the motion. that the Board accept Cathedral Pines as shown on Final Plan. Roland Denby seconded. Unanimously approved. Roland Denby will see that Final Plan is registered with the Registry of Deeds. Fee of \$100 received from Bernadine Gerry at this time.

Mary Chase: Map 33, Lot 17, Zoned AR grandfathered.

Mr. & Mrs. Chase want to winterize their camp and build a one room 30'x30' addition. The Board told them that their septic system would have to be brought up to State standards. The Board noted that lot line dimensions could be met. The Board told Mr. & Mrs. Chase that they must stay 100' from high water mark. The Board cannot give the Chase's permission to add on if they would be less than 100' from water and 20' from property line and 20' from abutters. The lot size is 38,000 sq. ft. ±. Mike Hammond made the motion to approve under sections 2.08, 3.03 and 7.01 with the conditions that the Chase's bring in an updated plan of their proposed addition, and have a State approved septic system. Roland Denby seconded. Unanimously approved.

Robert R. Stukas: Map 21, Lot 18, Zoned V.

Mr. Stukas showed Board plan of proposed Real Estate Office. Antique Shop on Rte 202 has been purchased and Mr. Stukas would like to jack it up and put a foundation underneath. This would be for one business only. The existing building is 20'x45' (900 sq. ft.) A water point well is in the corner of the building. The form HHE 200 that Mr. Stukas showed to the Board stated that this well is to be abandoned. Mr. Stukas needs State variance for water said the Board. A well setback release form, signed by neighbors was shown to the Board. Mr. Stukas said that there will be angled parking with eight spaces in front and one on the side. Lower floor will be an office and upstairs there will be a meeting room. Mr. Stukas needs a Conditional Use permit. Mr. Stukas will have one employee, a secretary, and there will be three independent contractors-salespersons. Mike Hammond made the motion to approve under sections 4.01 and 4.02 with the conditions that there be 10 parking spaces and a legal water system, Mr. Stukas may raise building and put a foundation underneath. Roland Denby and Dwayne Woodsome seconded. Unanimously approved.

Dorothy Dugas: Map 38, Lot 28, Zoned AR

Mrs. Dugas and contractor Conrad Belanger showed plans to the Board. The Board told them that the Selectmens Variance to use Town land for a septic system has been rescinded due to the fact that it was given for an original plan to square off existing house, raise it up and put in a cement foundation, and not build any closer to water. The lot is 70'x85'x130'x100' approx. The existing house is 20'x25'. The presented plan shows a 35'x34' house with porch.

Dugas - cont'd:

The Selectmen approved for original building not a 4 bedroom structure - This will have to be reviewed again. The HHE 200 is for a 3 bedroom house. No decision was made.

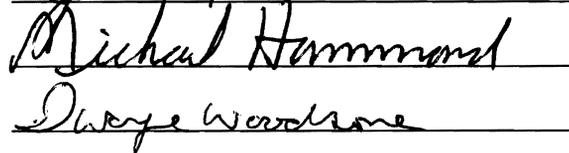
Paul Tebbetts: Map 47, Lot 149, Zoned AR, grandfathered.

Mr. Tebbetts requests permission to build a 12'x28' addition on cottage owned by Ed. Brower on Lake Sherburne. Mike Hammond made the motion to approve under sections 2.08 & 3.03 as per plan from Paul Tebbetts for Ed. Brower. Dwayne Woodsome seconded. Unanimously approved.

VII Adjournment: The motion to adjourn was made at 11:15 p.m.

Respectfully submitted,







Lawrence Jacobsen,
Secretary/Treasurer.

Agenda for November 12, 1986's meeting:

8:00 p.m. Peter C. Doyle
8:15 p.m. Ronald & Anna Warren
8:30 p.m. Robert D. Agan



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Planning Board

November 12, 1986

Meeting called to order at 8:00 p.m.

I Rollcall: Roland Denby, Mike Hammond, Doug Foglio, Chairman, Dwayne Woodsome and John Roberts, alt. John Roberts was empowered to vote.

II Minutes of the October 23, 1986 meeting were unanimously accepted as read.

III Old Business:

Doug Foglio reported that he has requested permission from the Selectmen to hire another Attorney for another opinion regarding interpretation of Section 2.08 of the zoning ordinance. The Selectmen suggested that the firm of Bernstein, Shur, Sawyer and Nelson of Portland be contacted regarding this matter.

In regards to the survey received from DEP for completion - Dwayne Woodsome made the motion that this survey be sent to the Conservation Commission. John Roberts seconded. Unanimously approved.

IV Appointments:

8:00 p.m. Peter C. Doyle d/b/a P.A.C. Tool of Me.
8:15 p.m. Ronald & Anna Warren
8:30 p.m. Robert D. Agan
9:00 p.m. Guilford Berube

V Communications:

1. Letter from Drummond Woodsum Plimpton & MacMahon, Attorneys re: Mr. Ronald Jarosz' request for two building application approvals.
2. Letter from Karen B. Lovell, Attorney re: Jarosz matter.
3. Letter from Bourque & Clegg, Attorneys re: Earl Pennell.
4. Letter from Attorney Karen B. Lovell to Bourque & Clegg re: Earl Pennell.
5. Letter from Merton Day of Porter, Maine requesting copy of Town's Land Fill Ordinance before November 6th, 1986. This was mailed.
6. Letters from C.E.O. to Carl H. & Deborah Mooers on a complaint and Steven & Patricia Gilmore and Mark Brackett on building permit violations.
7. DEP Department Order in the matter of Norman E. Ritchie's application to replace a deteriorated concrete block wall with rock riprap to prevent erosion.
8. Letter from Dep. C.E.O. to R.P. Titcomb re: John Hutchins Construction Inc., on advice from Attorney Karen B. Lovell.
9. University of Southern Maine Conference, Thursday, November 20, 1986 at the Sheraton Inn, Sth. Portland from 3-9 p.m.
10. Maine Coastal Heritage Trust Newsletter and request for a contribution.

11. Maine Assn. of Planners Bulletin # 7 and Notice of Workshop - Topic 'Market Studies', to be held on Friday, November 7, 1986 from 10-3 p.m. at John Martin's Manor Restaurant, 54 College Avenue, Waterville, Me.
12. Public Meeting on Enforcement of Land Use Laws and Ordinances at the York County Courthouse, Alfred on November 13, 1986 at 7:30 p.m.
13. Maine Assn. of Conservation Commissions - Several workshops November through December.
14. November, 1986 issue of Update.
15. Notice of Intent to File an Application with the Saco River Corridor Commission re: Stanley and Norma Fialkosky.
16. Notice of Public Hearing from Saco River Corridor Commission on November 19, 1986 at 7:30 p.m. at Saco Valley High School re: Stanley Fialkosky.
17. Notice of Public Hearing on Dorothy Dugas and Roland Gendron at 7:45 p.m. and 7:30 p.m. respectively.

VI

New Business:

Peter C. Doyle, d/b/a P.A.C. Tool of Me: Map 20, Lot 3, Zoned V

Before buying this property Mr. Doyle wishes to know if he will be able to replace roof and rebuild porch, tear down old entryway and put in cement floors. He would like to install a retail business with an office 240sq. ft. in area and a warehouse. This would be for P.A.C. Tool of Maine a precision tool company. The lot size is approx. 82'x142'. When asked about the number of employees, Mr. Doyle stated that there would be himself and an office girl in the near future with the probability of four or five other employees in a few years time. The Board asked if there would be truck deliveries and Mr. Doyle said that UPS would be delivering every day with truck delivery maybe once a month. The Board said that the telephone pole should be moved to allow for easy access. Mr. Doyle said that he would like to see the telephone pole removed. The septic system needs to be improved, and a soils test is being done. The Board would require two off street parking spaces, and would like a copy of the sales agreement for the files. John Roberts made the motion that we approve under Sections, 2.08, 3.04.02, 9.03, 5.02 and 5.03 item #11 with the conditions :

1. On property parking for tractor trailer and a turnaround.
2. Operating hours between 7 a.m. and 6 p.m.
3. Two off street parking spaces in front of retail outlet.
4. State approved septic system.
5. Sales agreement or deed and completed HHE -200 to be presented, when applying for permit.

Dwayne Woodsome seconded. Mike Hammond abstained from voting. Four approvals.

Ronald and Anna Warren:

Map 45, Lot 1409, Zoned R

Mr. & Mrs. Warren request permission to build a 22'x22' two car garage on an undersized lot on Crescent Drive. Their house was built in the last two years and they would like to build a detached garage. If detached, the garage would be only 20' from the sidelines. Permission to build closer than 35' to lot lines will be needed from the Zoning Board of Appeals, said the Board. The Warrens do not want to attach garage to house as this would block sun from entering their sun room. The Board could not approve on a building which would be too close to sidelines of lot. Mr. Warren said that he would attach garage to his house. Dwayne Woodsome made the motion to approve the building of a two car garage 22'x22', under Section 3.03 and 2.08. Roland Denby seconded. Unanimously approved.

Robert Agan: Map 54, Lot 12, Zoned, AR.

Mr. Agan showed the Board a letter from his Attorney Bruce W. Bergen asking the Board to sign a plan of Lot 12 in the Westwinds Subdivision showing the location of Mr. Agan's well, house and deck and the triangular parcel of land which he proposed to purchase from all parties in interest so that his buildings and improvements are all located upon Lot # 12. The Attorney, in this letter also asks the Board, if they should decline to take jurisdiction over this matter, that they would record their declination, and have an acknowledgement taken. Mr. Agan's house is presently located too close to his lot line and the deck is over the lot line onto the common open space, also the well is located in this area. Mr. Agan plans to buy a triangular parcel of land to correct this problem. The Board decided that legal counsel should be consulted in this matter. The ownership of the common lot appears to be with the original developer. A letter will be sent to Karen B. Lovell asking her to discuss this with Mr. Agan's Attorneys Verrill & Dana, then to inform us of her opinion in this matter. This decision to be relayed to Mr. Agan.

Guilford Berube: Map 1, Lot 3-2, Zoned AR - Pine Hollow Subdivision.

Mr. Berube came before the Board because he has created a driveway where greenbelt is indicated on subdivision plan. The four lots in this subdivision were to be serviced by two dual driveways. The C.E.O. drew Mr. Berube's attention to the fact that the driveway was no in the place designated by the Final Plan. Dwayne Woodsome made the motion that the Board go into Executive Session. It was the opinion of the Board that Attorney Karen B. Lovell be asked if anything can be done for Mr. Berube. Copy of plan of Pine Hollow Subdivision will be sent to Attorney and a decision requested as soon as possible as Mr. Berube is selling the house on this lot.

Regarding Ronald C. Jarosz. Doug Foglio made the motion to send a letter to Mr. Jarosz telling him that it is the Board's decision that the road is in common ownership with all lots, therefore it is one contiguous piece of land. A copy of this letter to be sent to Town Attorney. John Roberts seconded. Unanimously approved.

Doug Foglio made the motion that we sent a letter to Earl Pennell telling him that we do not believe this road is a separation of properties. It is the belief of the Board that the title and land under road is in question. A copy of this letter to be sent to Town Attorney. John Roberts seconded. Unanimously approved.

John Roberts made the motion to send a letter to Karen B. Lovell to see if we do have the authority to request developers to install actual driveway as a condition of final plan approvals. Dwayne Woodsome seconded. Unanimously approved.

Doug Foglio made the motion that a letter be sent to Rodney Chadbourne asking him why he failed to make note on the Final Plan of Pine Hollow Subdivision of the need for common driveways, and in deed restriction. A copy of this letter to go to Karen B. Lovell. John Roberts seconded. Unanimously approved.

VII Adjournment: The motion to adjourn was made at 11:30 p.m.

Respectfully submitted,

Lawrence Jacobsen, Secretary/Treasurer.

Rayla O. Filer
George W. Deane
Roland E. Dealy
John W. Ritts
Nick Hamel

Agenda for December 10, 1986's meeting:

8:00 p.m. Robert C. Jones



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

December 10, 1986

Regular Meeting of the Planning Board

Meeting called to order at 7:45 p.m.

- I Rollcall: John Roberts, Alt., Dwayne Woodsome, Larry Jacobsen, Mike Hammond, Roland Denby and Doug Foglio, Chairman. John Roberts was empowered to vote.
- II Minutes of the November 12, 1986 meeting were accepted as read.
- III Treasurer's Report:
Larry Jacobsen reported a balance in the checking account of \$527.67. Treasurer's report accepted as given.

Nancy Brandt was interviewed by the Board for the position of Clerk. Mike Hammond made the motion to hire Nancy Brandt as Clerk of the Planning Board and Secretary for the Code Enforcement Officer. John Roberts seconded. Unanimously approved. Doug Foglio arrived at this time.

IV Appointments:

8:00 p.m. Robert C. Jones.
8:15 p.m. Randall L. & Catherine E. Coyne.
8:30 p.m. Steven Gilmore.
9:00 p.m. Wesley Leighton & Richard Garvin.
9:30 p.m. Gilford Berube.

V Communications:

1. Memorandum from Selectmen requesting the Planning Boards' budget request for 1987 Town Meeting. Roland Denby will prepare the appropriation request and submit this by December 16, 1986.
2. Notice of Decision re: Roland Gendron - granted variance for additional building on property located on Map 41, Lot 27. The existing building to be disconnected from septic system.
3. Notice of Decision re: Ernest A. Roberge, Sr. - 23% variance was given, garage to be 27' from side line.
4. Thank you letter from Lucille Hammond on the letter from Board notifying her of the secretary/clerk position available.
5. Applicant's notice of intent to file an application with Saco River - James A. Bauer's request to rebuild stonehouse.
6. Letter from Karen Lovell, Attorney, giving her opinion as to the Board's right to require developers to install driveways as a condition of final subdivision approval.
7. Letter to Glenn Bean, Sr. from C.E.O. regarding illegally stored tanks in sand pit.

8. Letter dated Nov. 19, 1986 from Phillip Woodward resigning from the Planning Board
9. Letter from State Planning Office recruiting candidates for two vacancies in the Community Assistance Division.
10. Letter to Rodney Chadbourne re: his failure to make note on Final Plan of Pine Hollow Subdivision of the need for common driveways.
11. Request from Zoning Board of Appeals for copies of Planning Board minutes to be sent to each member of Appeals Board. Dwayne Woodsome made the motion that we send a copy of the minutes to the Chairman of the Z.B.O.A. and it is up to him to send copies to his board members. Mide Hammond seconded. Unanimously approved.
12. Copy of letter and injunction sent to Gary Moreau re: illegal waste disposal.
13. National Trust for Historic Preservation - Inner-City Ventures Fund Summary and Workshops.
14. Update order form.
15. November issue of Enterprise.
16. Letter to Dana Blackburn from C.E.O.

VI New Business:

Robert Jones:

Mr. Jones wishes to sell farm equipment and repair trucks on land previously owned by Country Parts and Equipment on Rte 202, Map 4, Lot 29, Zoned AR. There will not be any gasoline on premises, said Mr. Jones. He gave a copy of the Rental Agreement to Board. The Board noted that Conditional Use Article 15 permits this use, and that it is similar use to that which was approved for previous owner. Mr. Jones spoke of building an earth wall. The Board stated that the disturbed ground must be re-seeded. The Board asked if tankers would be degreased on property. Mr. Jones said that they would not. Transferring loads from one trailer to another would occasionally occur. Mike Hammond made the motion that we approve under Section 3.05.03, Article 11 with the following conditions. 1. No freight storage on site. 2. Transfer of loads from one trailer to another is permitted. 3. A copy of the Hazardous Waste Ordinance to be obtained by Mr. Jones and comply with requirements. 4. A fence or 8' earth wall to be erected a minimum of 200' behind the building, and running parallel with Rte 202. Dwayne Woodsome seconded. Unanimously approved.

Randall L. & Catherine E. Coyne:

Map 9, Lot 18, Zoned AR

Surveyor John Bruckler and Mr. Coyne appeared before the Board to discuss an 18 lot subdivision on West Road. Sketch plans were submitted of this 37 acre lot proposed subdivision. The Board stated that the plan will have to be submitted to DEP because the area is larger than 20 acres. An 8 lot alternative plan was shown to the Board. West Road is an arterial road and the Board do not like to see too many driveways having access on to it as was proposed in both plans submitted. An on-site inspection date was set for Saturday, December 13 at 12 p.m.

Steven Gilmore: Map 29, Lot 5, Zoned R

Mr. Gilmore requests permission to obtain a permit for his deck on property he owns on Lake Ossipee. A 16'x16' deck has been attached to his cottage. Mr. Gilmore showed photos to the Board of cottage and deck. Mike Hammond made the motion that a permit be granted under Section 2.08, 4.03 and 12.02 as an accessory structure. This is an accessory structure not to be closed in or enlarged or roofed. A double fee to be charged. Larry Jacobsen seconded. Unanimously approved.

Wesley Leighton & Kathleen Leighton: Map 7, Lot 66, Zoned AR

A sketch plan was presented to the Board of proposed subdivision to be named Alder Acres - a 14 acre area with 6 lots. The Board asked that the center line of Alder Drive be flagged then the Board would do an on-site inspection. Mr. Leighton to be notified by phone 247-6301 when the date and time for the on-site is set. This will be set at the next regular meeting on January 14, 1986. Mr. Richard Garvin, Surveyor was present representing Wesley Leighton.

Guilford Berube: Map 1, Lot 3-2 of Pine Hollow Subdivision

On advice from Karen B. Lovell, Attorney, Mr. Berube has had a new plan of his lot drawn up by Doug Kimble of Kimble Assoc., to correct the problem caused by driveway being constructed in the wrong place, in this subdivision. Mr. Berube has obtained entrance permit from State for his present driveway location.

Dwayne Woodsome made the motion that the C.E.O. give Mr. Berube an Occupancy Permit and that we sign the new plan of Lot 2 as an amendment to the subdivision of Pine Hollow. Mike Hammond seconded. Three (3) votes for and two (2) abstained.

The Board requests that the C.E.O. check on Carl Sellers second building where it is reported that two tenants are living there without an Occupancy Permit having been issued. The Board requested at their March 12, 1986 meeting that Mr. Sellers provide a mylar and six copies of his five building project before obtaining an Occupancy Permit on the second building. Also the Board requests that the C.E.O. investigate the report that two different people are operating Little Al's and the Video Arcade.

VII Adjournment: The motion to adjourn was made at 10:30 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer.

Wayne Woodsome
Roland, E. & Gladys
Michael Hammond
John W. Roberts

Agenda for January 14, 1987's meeting:

8:00 p.m. Michael Glaude
8:30 p.m. George & Gladys Roberts
8:45 p.m. Roland Pierce
9:00 p.m. Wayne Desper