



TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

January 14, 1987

Regular Meeting of the Planning Board

Meeting called to order at 8:00 p.m. John Roberts was empowered to vote.

I Rollcall: John Roberts, Alt., Dwayne Woodsome, Mike Hammond, Roland Denby.

II Minutes of the December 10, 1986 meeting were accepted as read.

III Appointments:

8:00 p.m. Michael Glaude
8:30 p.m. George & Gladys Roberts
8:45 p.m. Roland Pierce
9:15 p.m. Guy Raymond
9:45 p.m. Richard P. Collard
10:00 p.m. Earl Pennell

IV Communications:

1. Invitation to 15th anniversary of York Cumberland Housing Development Corp. on Thursday, Jan. 29, 1987.
2. Saco River C.C. Applicant's Notice of Intent to file-Frank P. Salvo.
3. Memo from Eastern Maine Dev. Corp. re: Job vacancies at the State Planning Office, Bangor.
4. Maine Assn. of Planners Bulletin.
5. DEP Order regarding Lawrence & Veronica Smith's Ledgemere Hydropower Project.
6. January 1987 Real Estate "Update".
7. Memo from Selectmen's Office re: annual report by January 31, 1987.
8. Copy of letter to Carl Sellers from C.E.O. re: mylar and six copies of plans and occupancy permits.
9. Copy of S.M.R.P.C. Standardized Land Use Ordinance from C.E.O.

V. New Business:

Michael Glaude: Map 40 Lot 10 Zoned AR

Mr. Glaude wishes to raise his cottage and put in a new foundation and to update his septic systems and to also add a 2 car garage and breezeway. Mr. Glaude decided to go before the Board of Appeals for a variance on his garage and breezeway for he is not within the 10 feet of the lot line. Roland made a motion to approve the foundation to be put in and all soil removed be put in back of lot or in a position where it will not wash or drain into the lake, and for ground to be seeded in and the permit not be given until soil tests are completed. Mike Hammond seconded. Unanimously approved under Section 9.03. Mr. Glaude called back on the telephone to say he decided to move his garage and breezeway to be within the boundries.

George & Gladys Roberts: Map 41 Lot 3

Mr. Roberts was represented by Ellen and Paul Morrison. They wish to raise their cottage and put in a new foundation. A plan of the cottage was shown. The Board stated that their septic system would have to be updated. The cottage now is setting on tubes. Before they can get a permit they have to have a perk test done. Mike Hammond made a motion to approve under Section 9.03 if septic system is updated and all fill dug out cannot be put in front of cottage. John Roberts seconded. Unanimously approved.

Roland Pierce: Map 23 Lot 12 Zoned V

Mr. Pierce would like to obtain an temporary permit for a 12'x65' foot trailer until a permanent piece of land is found. Mr. Pierce stated that the septic system is all ready installed. He would like to set the trailer on a cement block foundation. Mike Hammond made a motion to set up a time limit for the permit to be 15 months effective Feb. 1, 1987. Roland Denby seconded. Unanimously approved.

Guy Raymond: Map 32 & 33 Zone AR

Mr. Raymond, Mr. Paul Bureau, Mr. William Speed, and their BH2M Engineer, showed plans for an 14 lot subdivision off from the West Shore Road. On the map that was shown Lot 18 & 12 are one lot and also Lot 19 & 1 are all one lot. Plans were shown of the houses to be built within the zoning laws. All lots have water rights strictly for bathing, and will be put into the deeds. The original subdivision was approved in 1971. The Board would like to have a sample deed to have on file and to have the Town Attorney look at it. In the deed the Board would like stated that the property the people are buying in the subdivision do not abutt on a Town maintained road, it is a private road and is not maintained by the Town in any manner. To be written clearly. Mr. Raymond also said that the lot lines will be remarked and correct before building a house.

Richard P. Collard Map 29 Lot 11

Mr. Collard wishes to put on a new roof on exsisting building, level camp on cement blocks and to put a deck on the north side of camp. A plan was shown. The plans showed the roof changed from a hip roof to a cape style roof with a dormer. Mr. Collard was told that the septic system has to be upgraded. Mike Hammond made a motion for an on site inspection to be done in March.

Earl Pennell: Map 32 Lot 39A

Mr. Pennell came before the Board to show he had a grandfathered lot. The Board decided after reading the Notice of Decision from the Board of Appeals, it is important to listen to the tapes of the decision and to table this matter until the next Planning Board meeting.

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

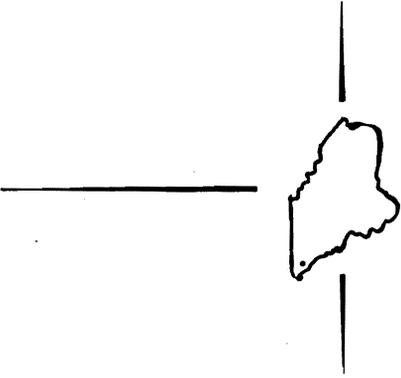
Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer.

Michael Hammond
Robert E. Denby
John W. Pitts
Dwayne Woodruff

Agenda for January 22, 1987's meeting:

8:00 p.m. Donald Smith
8:30 p.m. Stephan Kaspzak
9:00 p.m. Robert Gillespie
Listen to Board of Appeals tape concerning Earl Pennell



TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

The January 22, 1987 Planning Board Meeting was cancelled due to a snow storm.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

February 11, 1987

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

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

II Minutes of the January 14, 1987 meeting were accepted as read.

III Treasurer's Report: Larry Jacobsen reported a balance in the checking account of \$539.65. Treasurer's report accepted as given.

IV Appointments:

8:00 p.m. Wayne Despar
8:30 p.m. Steve Kasprzak
9:00 p.m. Robert Gillespie Did not show
9:15 p.m. Timothy Bragdon
9:30 p.m. Donald Smith Did not show

V Communications:

1. Maine Association of Planners re: workshop on Growth Management Issues Feb. 3, 1987 at 1:00 p.m. at the Maine Municipal Association Conference Room, Community Drive, Augusta.
2. Letter from James F. Oliver re: replacement of cottage. Put on file until soil tests are done.
3. Letter from Karen Lovell re: Jan. 6, 1987 Zoning Board of Appeals hearing of Earl Pennell.
4. Letter from Karen Lovell re: Right-of-way frontage requirements.
5. Copy of letter from C.E.O. sent to Charles Thornton.
6. Saco River Corridor Commission Notice of Intent to file re: Ronald and Anna Warren, to attach garage to existing cottage.
7. Saco River Corridor Commission Notice of Intent to file re: Thomas Dupuis for excavation for driveway.
8. Maine Association of Planners Bulletin
9. Copy of letter sent to Karen Lovell from Elmer Runyon re: Proach matter.
10. Copy of letter from Karen Lovell in response to Elmer Runyon's letter.
11. Letter from Selectmen's Office on Town report. Roland Denby will prepare a report for the Town report.

VI Old Business:

Venduro Foglio, C.E.O., came before the Board to update the Board on the Joseph Proach matter.

VII New Business:

Doug Foglio discussed with the Board of the meeting he had with the Selectmen on hiring a Town Planner. There is an Article for this years Town meeting to hire a Town Planner. Mr. Foglio also suggested a meeting with Ken Cole to Section 2:08 interpreted by another attorney, to be paid by Planning Board.

Wayne Despar: Map 9 Lot 20 Zoned AR

Mr. Despar presented before the Board a sketch plan of a subdivision between the West Road and the New Road consisting of 77 acres. The Board is concerned of the traffic which will be created by the subdivision. The New Road does not have the capacity to handle the traffic. There is no opportunity to plow it in the winter and no place to pass in the summer. There was a general concensus of the Board to meet with Town Council and set up a policy on roads. Mr. Despar will need a on site inspection, to be done when snow is gone. Will need to show house locations on lots. Mr. Despar will keep in touch on progress of road policy. The subdivision is owned by Howard Hall and named under Wildwood Company.

Kasprzak Landbank, Inc.: Map 13 Lot 75-A Zoned AR

Steve Kasprzak came before the Board with a sketch plan for additional lots at Ossipee Woods II subdivision on the Chadbourne Ridge Road. Proposed subdivision is for 49 lots. Lots 1 to 6 were approved about 15 months ago. The acreage of this subdivision is 199 acres. The sketch showed an open space area. The open space area would be deeded to the owners each a 1/49th interest. Mr. Kasprzak stated it would be up to the Town if this open space would be open for public use to get to the water. There would be a restriction on Lots 18 and 19 for any future subdividing by owner of these lots. Mr. Kasprzak asked the Board if they would accept a high intensity soil map instead of 2 soil tests per lot, and if he could go with 5 Ft. contors. The Board told Mr. Kasprzak he could go with the 5 ft. contors if nothing is found on the high intensity soil tests. An onsite inspection will be needed.

Timothy Bragdon: Map 47 Lots 38 & 39

Mr. Bragdon came before the Board to request building permits for 2 houses on a substandard lot, one house on lot 38 and one on lot 39. Lots are undersized but buildings meet set back requirements. Lot 38 is owned by Mr. Bragdon and lot 39 is owned by Lyle Bedell. Plans of houses to be built were presented. Dwayne made a motion for lots 38 and 39 to pass under Section 2:08, 3:03, and 7:01 and once cellars are dug have house plotted by a Registered Surveyor and be inspected by Building Inspector at the time the footings are installed. Mike Hammond seconded, unanimously approved.

VII Adjournment: The motion to adjorn was made at 10:45 p.m.
Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer.

Orland E. Kenby
Michael Hammond
Dwayne Woodlawn

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

February 26, 1987

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

I Rollcall: Larry Jacobsen, Dwayne Woodsome, Roland Denby, Mike Hammond, Van Foglio, Alt.

II Minutes of February 11, 1987 meeting were unanimously approved.

III Appointments:

- 8:00 p.m. Garnsey Bros.
- 8:30 p.m. Brenda Charland
- 8:45 p.m. Donald Smith
- 9:00 p.m. Ossipee Hill Realty Trust
- 9:30 p.m. Carl Sellers

IV Communications:

1. University of Maine Cooperative Extension Service re: PATCH meeting February 24, 1987 at 7:00 p.m. at the Lions Den, Massabesic Medical Center.
2. Applicant's notice of intent to file an application with Saco River Corridor Commission-Merle McCormack for a 7'6" x 10'6" addition to kitchen.
3. Public Hearing Notice: Saco River Corridor Commission February 25, 1987 at Saco Valley High School-Frank Salvo, variance from the 100 ft. minimum frontage requirement.
4. Copy of letter sent to Carl Sellers from Karen Lovell re; compliance with Subdivision requirements.
5. Letter from DEP re: Lawrence and Veronica Smith on the Ledgemere Hydropower Project.
6. Copy of letter from Karen Lovell to Board of Selectmen re: Planning Board meeting of January 14, 1987.
7. Copy of letter from Karen Lovell re: Town of Waterboro v. Proach.
8. Copy of letter sent to CEO from Karen Lovell re: lots split by zoning district boundaries.
9. Notice of Public Hearing re: Ernest Roberge Sr., variance to Section 3.03.
10. Notice of Public Hearing re: James and Dee Benvie, Jr., variance to Section 2.08.
11. Letter from Kathleen Leighton re: requesting an on site inspection. The Board will do an on site when snow is gone.
12. Letter from Oak Point Associates re: proposed subdivision of Howard J. Hall on the West Rd. and the New Road., if he sends in additional information such as traffic study if it will speed things up.
13. Copy of letter from CEO re: Wesley Leighton subdivision.
14. Letter from Kasprzak Landbank Inc. re: revised Ossipee Woods II Subdivision plans.
15. Letter from Southern Maine Regional Planning Comm. re: floodplain management.
16. Informational Workshop re: land application of bioash, sewage, sludge, and other by-products, March 4, 1987 at 7:00 p.m., York County Agriculture Service Center, Sanford.

V

New Business:

Garnsey Bros. Map 20 Lot 18C Zone V

Showed plans of a house to be built in Sawmill Lane. Meets all setback and sideline requirements. Dwayne Woodsome made a motion to approve under Sections 3.03 and 2.08 under submitted plans. Mike Hammond seconded. Unanimously approved.

Brenda Charland: Map 20 Lot 11 Van Foglio was empowered to vote.

David Charland came before the Board with plans for a 4 unit apartment building to be built on 4 3/4 acre lot, on the West Road. Has had soil tests done. He would like to move the leech field to the right. Will need a copy of deed to be filed with subdivision plans. This is a two story building and each apartment will be heated individually. The apartments will share one common well. This building can meet all the setback and sideline requirements. Roland Denby made a motion for the Board to accept as a sketch plan. Van Foglio, seconded. Two (2) approved, Mike Hammond abstained from voting. These apartments will be called Pine Acre Apartments.

Donald Smith: Map 33 Lot 44

Mr. Smith would like to put in a full foundation and have a slab poured under porch and install a new septic system. Have had soil test taken. Mr. Smith would like to have a chamber system installed with a pumping station. Septic system would be 175' from lake. All dirt that is dug out will be trucked away. Mike Hammond made a motion to pass under Section 9:03 and 7:01. Dwayne Woodsome seconded. Unanimously approved.

Ossipee Hill Realty Trust: Map 4 Lot 13

George Ferguson, reg. Surveyor and Ann Beaulieu, Realtor came before the Board representing G.S. Steeves. Mr. Steeves has a permit to build one house but would like to build several others. Property has not been surveyed yet. The sketch showed was based on tax maps. The initial understanding was there was 11 acres with the intention of having 5 lots. When plan was drawn according to tax map it was scaled up to 8½ acres and 4 lots. Board would like to see some kind of a cul-de-sac in plans. Board will need a copy of deed for files. It will be put into the deeds that the road is not a Town road and it will have to be maintained by owners each having a 1/25 ownership. In presenting their plan the Board found out the Ann Isaac sold the house, sold 1 lot, and kept one lot which made an unapproved subdivision. One lot was sold to Waterboro Branch Realty Trust, Mary Steeves, Trustee and one lot to Ossipee Hill Realty Trust., G.S. Steeves owner. Larry Jacobsen made a motion to deny sketch plan showned. Roland Denby seconded. Mr. Ferguson will talk to Mr. Steeves and see about putting the two lots together under one name.

Carl Sellers: Map 32 Lot 16

Mr. Sellers would like to remodel an existing cottage on Ossipee Lake. He would like to add a second floor. This is a three bedroom cottage. Lot is 50" x 100". This addition will add 1 ft. to side of cottage. Mr. Sellers needs an on site inspection, and septic system has to be upgraded. When Board is read for inspection Mr. Sellers can be reached at 247-3821 or his wife can be contacted at 324-2285. The lot lines will have to be marked before an inspection can be done.

VI Adjournment:

The motion for adjournment was made at 10:30 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer

Robert E. Deuby

Donald Woodson

V. G. Foglia

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

March 11, 1987

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

- I Rollcall: Doug Foglio, chairman, Roland Denby, Dwayne Woodsome, Van Foglio, Alt., John Roberts, Alt.
- II Minutes of February 26, 1987 meeting were unanimously approved.
- III Appointments:
- 8:00 p.m. Greg Fall
 - 8:15 p.m. Russell George
 - 8:30 p.m. Richard Collard
 - 8:45 p.m. John Gray
- IV Communications:
1. Letter from DEP re; William R. McKribben, Jr., granted a Great Ponds Permit and Water Quality Certification.
 2. Notice of Intent to file re; June Read, build a 3 bedroom home.
 3. Bill from Little Ossipee Florist re; Flowers for Frank Goodwin.
 4. Letter from Steve Kasprzak re; information pertaining to groundwater exploration and the location of contaminated water supplies.
 5. Letter from Piscataqua Planning Associates re; announce the availability of their planning service.
 6. S.M.R.P.C. Notice of a Planning Board Workshop at Cornish Town Hall on Tues. March 31, 1987 from 7:00-9:00 p.m.
 7. Copy of Update.
 8. Letter from Karen Lovell re; David Agan.
 9. Certificate from Selectmen's Office re; Venduro Foglio appointed to the Planning Board as an Alternate.
 10. Notice of Public Hearing, Saco River Corridor Comm. re; Luigi and Ann Marie DiBella, variance from 100 ft. setback.
 11. Notice of Public Hearing, Saco River Corridor Comm. re; June Read variance on frontage and setback.
 12. Letter from Foothill Land Co., Rodney Chadbourne re; Guilford Berube.
 13. Letter from Drown Agency re; Planning Board meeting of Dec. 10, 1986.

V New Business:

John Roberts and Van Foglio was empowered to vote.

Greg Fall Map 6 lots 20A and 21A

Mr. Fall presented a preapplication for subdivision and a sketch plan for Dean Webber. Subdivision is for 6 lots. Three (3) lots are on one side of West Road and three(3) are on the opposite side of road. Lots meet all setback and zoning requirements. Board suggusted one (1) common driveway for three (3) lots, and would like driveways installed before lots are sold. The Board would like a restriction be put in the deeds that lots cannot be subdivided by individual owners. Must have two (2) soil tests done for each lot. The Board need a copy of the deeds, needs an onsite inspection.

The sidelines must be marked for an onsite. The Board would also like a list of the deed restrictions Mr. Webber is putting into deeds. Mr. Fall will appear before the Board on April 8, 1987 with the preliminary plans. John Roberts made a motion to accept sketch plan of Dean Webber. Dwayne Woodsome seconded. Unanimously approved.

Russell George: Map 40 Lot 7

Mr. Russell would like to put an addition on his camp on the lake. He presented the Board with a plan. He is having a new septic system installed. He would also like to change the roof line so he would not have a flat roof. Mr. Russell would like to make his screened in porch into a living room, it already has a foundation under it. John Roberts made a motion for new addition without going any closer to lake and a new roof line and to close in his porch as long as he gets an acceptable septic system. Roland Denby seconded. Unanimously approved.

Richard Collard: Map 29 Lot 11

Mr. Collard would like to move his camp back twenty feet and put a foundation under his camp. He meets all sideline and setback requirements. Dwayne Woodsome made a motion to accept sketch plan and on moving camp back from lake and Mr. Collard must have a new septic system. Roland Denby seconded. Unanimously approved.

John Gray: Westwinds Lot 19 and 21

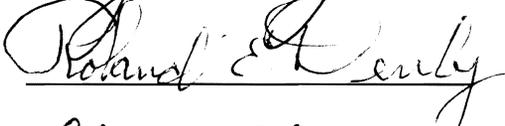
Mr. Gray has a stop work order on lot 21, he does not meet setback requirements. He would like to purchase additional 25 feet from owner of lot 19 to be within the requirements. The owner of lot 19 agrees to sell him this strip of land. The Board will need a purchase or sales agreement. Roland Denby made a motion the Board approves this transaction on receiving letters from Mr. Gray's Attorney and the Town's Attorney agreeing on this purchase. John Roberts seconded. Unanimously approved.

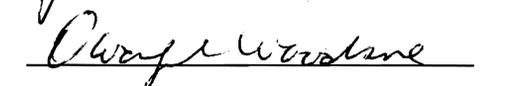
VI Adjournment:

The motion for adjournment was made at 10:15 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer



SUMMARY OF MEETING WITH SELECTMEN, PLANNING BOARD, ZONING BOARD OF APPEALS, AND KAREN LOVELL MAY 14, 1987

The three Boards met with Karen Lovell to try to straighten out some problems. Planning Board was told that they can issue permits on a substandard lot without getting a variance and on grandfathered lots variances are not needed, Planning Board can issue conditional use permits. Grandfathered lots are defined by the deeds. Zoning Board of Appeals are to act only on lots created since the ordinance was adopted. For someone to build on a grandfathered lot, they appear before the Planning Board, because they cannot meet the setback requirements in ordinance, the Planning Board can grant them a conditional use permit. If a person disagrees with the Planning Board decision, they can then go before the Zoning Board of Appeals for a variance.

Karen will make up a form letter to send to the banks ect., so a person does not have to go before the Zoning Board of Appeals to receive a variance on something the Planning Board has already approved.

Section 2.08 needs to have specific standards and guidelines. Recommendation was made that a committee be made from the Planning Board and Zoning Board of Appeals to make amendments to the ordinance, but only do about 10 amendments at a time.

The Code Enforcement Officer will send any information to the Zoning Board of Appeals for the members to look over before any hearing.

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board

March 26, 1987

Meeting called to order at 8:10 p.m.

I Rollcall: Larry Jacobsen, Roland Denby, Anna Jackson, Alt., John Roberts, Alt., Dwayne Woodsome, Doug Foglio, Chairman, Mike Hammond.

II Minutes of March 11, 1987 meeting were unanimously approved.

III Appointments:

8:00 p.m. Maryann Piotrowski

8:15 p.m. Douglas Pilon

8:45 p.m. Al Berube

9:00 p.m. Carl Sellers

IV Communications:

1. Minutes of the PATCH meeting, February 24, 1987.
2. Letter from Bob Fay.
3. Letter from Karen Lovell re; John Gray
4. Letter from Andrew Doukas re; John Gray.
5. Notice of Intent to File re; Carmen Federico, build a single family home.
6. Copy of letter from Arthur Dumas to Karen Lovell re; Carl Sellers.
7. Maine State Planning Office progress report.
8. Letter from Karen Lovell of letter sent to Elmer Runyon re; Proach.

V New Business:

Maryann Piotrowski Map 36 Lot 4

Showed plans to add a 7'x12' deck and new screened in porch to extend 6 ft. more than the existing porch. Roland Denby made a motion to approve under Section 3.03 and 7.01, with building to go no closer than 10 ft. to lot line. Mike Hammond seconded. Unanimously approved.

Douglas Pilon: Map 9 Lot 20

Douglas Pilon and Armand Blouin Jr. own jointly a 40 acre lot. They showed a sketch plan for the lot to be divided into 3 lots. The lot is in the process of being surveyed. One lot will be 20 acres, one 16.35 acres and one 3.65 acres. They are taking it out of joint ownership and having 3 separate deeds. They will need to have a name for their subdivision. Dwayne Woodsome made a motion to accept the sketch plan. Mike Hammond seconded.

Al Berube: Map 38 Lot 24

Mr. Berube has a lot on the lake that is under 10,000 sq. ft. He would like to tear down the existing building and put in a septic system which now is a cesspool. He would like to make this a year round dwelling. He cannot put septic system 125 ft. from the lake because the lot is not big enough. The Board tabled this matter until further investigation into Section 7.01. The Board will contact Mr. Berube when a decision is made.

Al Berube:

Map 28 Lot 2

Plans were shown to the Board to add an 10'x24' addition for the video store. Mr. Berube has 1 business as a pizza barn and leases part of the building for the video rental store. He has parking for 53 cars. The Board will interpret the plans shown and will get back to Mr. Berube.

Carl Sellers:

Map 32 Lot 16

Mr. Sellers has changed the plans he presented earlier to the Board. He would like to have a full dormer on the front and 3/4 dormer on the back of the cottage. The building will stay the same size. It is a year round cottage. Lot is 50'x100'. The roof line will stay the same but will be raised about 3 ft. Mr. Sellers needs to find out is septic system is adequate and have a soil evaluator check the system out. Dwayne Woodwome made a motion that if septic system is updated he will be granted permission to renovate building under Section 2.08. Mike Hammond seconded. Unanimously approved.

Carl Sellers:

Map 5 Lot 33

Mr. Sellers presented the Board with the plans for his apartments. He bought 16½ acres. 12½ acres are in Waterboro and the rest is in Lyman. He informed the Board that sometime he would like to build an car garage out behind the buildings for the tenants. The name of this subdivision is C&K Apartments. On his final plans, he will have to show a green belt and proposed #2 driveway. The additional notes to be added are:

3. The total tract 19.998 acres is not to be subdivided.
4. 18 rental units , 18 single car garages for tenant use only.
5. Removal of trees in greenbelt should be removed and reseeded within one year of obtaining the last occupancy permit per landscaping plan.
6. Proposed driveway #2 is for future use if required by the Town of Waterboro in future years/opening to be left in greenbelt.
7. All land disturbed shall have to be reseeded and resloped to exsisting contor with a minimum of 3" of top soil.
8. No land over 5 acres from rear of building to be disturbed.

Mike Hammond made a motion to accept this plan. Roland Denby seconded. Unanimously approved.

VI

New Business:

The Board would like to set up a workshop with the Town's Attorney, Karen Lovell for Monday April 6, 1987, at 7:00 p.m.

The Board also found out that an CMP entrance service can go through an greenbelt to the individual home.

VII Adjournment:

The motion for adjournment was made at 12:00 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer

Michael Hammond
Richard E. Kenby
Dwayne Woodrue
Anna Jackson

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Workshop meeting of the Waterboro Planning Board

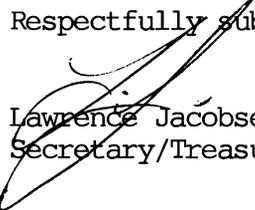
April 6, 1987

Rollcall: Doug Foglio, Chairman, Roland Denby, Mike Hammond, Larry Jacobsen, John Roberts, Alt., Anna Jackson, Alt., Dwayne Woodsome.

The Planning Board held a Workshop with Karen Lovell to discuss what the Planning Board can decide to do with several cases. One is Little Al's Pizza which is owned by Al Berube. Mr. Berube has two separate businesses in one building, a pizza parlor and a video rental which he leases part of his building to. He would like to build an addition on the video section of the building. The land is not big enough for two businesses. It already has one illegal addition. The two businesses have separate entrances. Karen will review the files and will send a letter concerning this problem and informing the Planning Board what their options are. Karen will also send a letter concerning Section 2.08.

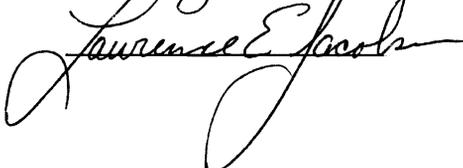
The Planning Board discussed with Karen on what they can do concerning roads being built in subdivisions. One subdivision will have 9 lots entering on the New Road which is 13 ft. wide. Karen will send a letter concerning roads and what the the Planning Board can do.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer









TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board John Roberts was empowered to vote

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

April 8, 1987

- I Rollcall: Larry Jacobsen, Roland Denby, Mike Hammond, John Roberts, Alt., Anna Jackson, Alt., Dwayne Woodsome.
- II Minutes of the March 26, 1987 meeting were unanimously approved.
- III Appointments:
8:00 p.m. Greg Fall (Cancelled)
8:30 p.m. Richard Hutchinson
- IV Communications:
1. Saco River Corr. Comm. re; Public Hearing Notice, Carmen Federico for a variance from the 100 ft. setback; Alfred and Diane Hettling, variance of the 100 ft. setback; Beth Nitschke, variance from the 500 ft. aggregate frontage and setback requirement.
2. March copy of Enterprise.
3. York County Soil and Water Conservation District re; bioash to be applied to James Hamilton's land by S.D. Warren. The Board turned this letter over to the Hazardous Waste Comm.
4. Notice of Intent to File re; Thomas Cole to construct a single family house with attached deck; Alfred and Diane Hettling to build a single family residence.
5. Selectmens Office re; Dwayne Woodsome and Anna Jackson, Alt. appointment to the Planning Board.
6. Minutes of the March 25, 1987 PATCH Meeting.
7. Copy of Carl Sellers apartment plans.
- V Nominations:
Secretary/Treasurer-Larry Jacobsen, Dwayne Woodsome. Dwayne received 1 vote and Larry received 4 votes. Larry Jacobsen accepted this position.
Vice Chairman- Dwayne Woodsome, Mike Hammond, Roland Denby. Dwayne declined. Mike Hammond received 3 votes and Roland Denby 2 votes. Mike Hammond accepted this position.
Chairman- Doug Foglio-unanimously approved.
- VI Treasurer's Report:
The treasurer reported a balance of \$489.69 in the checking account.
- VII New Business:

Richard Hutchinson: Map 7 Lot 48

Mr. Hutchinson showed plans to build a garage to set parallel to his house so he can utilize the exsisting driveway. He has a fences in area in back for a dog and the garage will not touch fence and he will not be going any closer to the road. His house sits 55 feet from the road. Dwayne Woodsome made a motion to approve under Sections 14.02,4.01,4.02,9.01,&2.08 with building not going any closer ro road. John Roberts seconded. Unanimously approved.

VIII Old Business:

John Roberts mad a motion to subscribe to the Maine Townsmen to be paid out of checking account. Larry Jacobsen seconded. Unanimously approved.

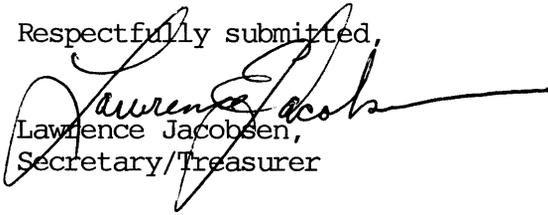
On-site inspection was set for Alder Acres on April 15, 1987 at 6:00 p.m.

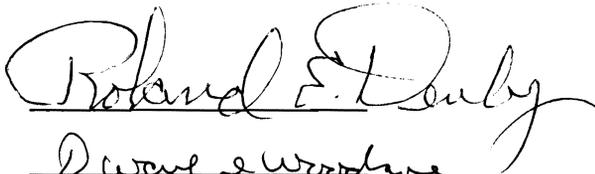
The Board will send Ann Issac a letter telling her that if she sells the remaining piece of land within 5 years she has created a subdivison and will have to appear before the Planning Board.

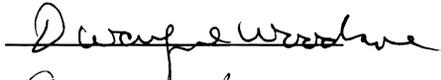
VIII Adjournment:

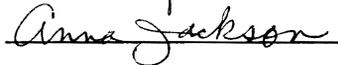
The motion for adjornment was made at 8:50 p.m.

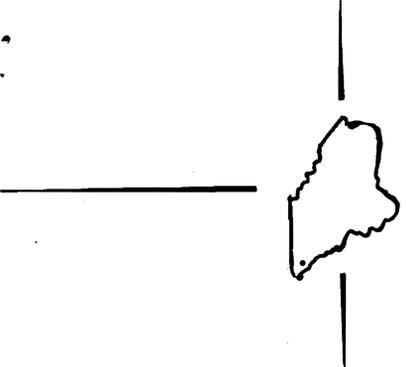
Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer









TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board

April 23, 1987

Meeting called to order at 8:00 p.m. Anna Jackson was empowered to vote

I Rollcall: Roland Denby, Anna Jackson, Alt., Dwayne Woodsome,
Doug Foglio, Chairman, Larry Jacobsen.

II Minutes of the April 8, 1987 meeting were unanimously approved.

III Appointments:

8:00 p.m. Patrick Cunan
8:15 p.m. Dwayne Woodsome
8:45 p.m. David Agan
9:00 p.m. David Moreau
9:15 p.m. Donald Prokey
9:30 p.m. Wesley Leighton
Walk-in Fran Lapierre

IV Communications:

1. Saco River Corr. Comm. re; Notice of Intent to File, John and Aurelie Wallach to build a house.
2. Minutes of the Zoning Board of Appeals meeting of April 7, 1987.
3. Notice of decision from Zoning Board of Appeals on Peter Harriman and George Koutalakis.
4. Selectmen's Office re; appointments to Planning Board.
5. Saco River Corr. Comm. Notice of Intent to File re; Lawrence and Veronica Smith to Extend powerhouse 22' upstream to cover installation of a 65-inch vertical Kaplan turbine in existing turbine pit and a 600 kW synchronous generator; install a 2-tiered 4' high flashboard system in lieu of present 4' system; construct a flood gate in right abutment.
6. Advertising and graphic arts trade show April 23, 1987.
7. Subscription card for Journal of Planning Literature.
8. 3 letters from Karen Lovell re; Off-site Subdivision Improvements
Zoning Ordinance Section 2.08
Berube Restaurant/Video Rental
9. Plans of Ledgemere Power Project.
10. Plans and mylar of C&K Apartments.

V New Business:

Patrick Cunan Map 36 Lot 2

Mr. Cunan would like to build a log cabin 20x35. He has torn down the original camp. He has had a soil test taken and has started digging for the foundation. Original camp was about 50 ft. from the water.

The Board will need to do an onsite inspection. Lot is only 80 or 90 ft. deep. Mr. Cunan will be installing a new septic system. The lot will be staked out and marked where the cabin will set. On-site is schedule for April 29 at 6:00 p.m.

Dwayne Woodsome

Map 13 Lot 24-B

Mr. Woodsome would like to build a barn but cannot meet all the setback requirements. He showed the board a plan and why he could not meet setback requirements. The barn will sit 30 ft. from the old road and 35 ft. from the new road. Roland Denby made a motion to approve construction with building being at least 30 ft. from road under Section 2.08,3.03. Anna Jackson seconded. Unanimously approved.

David Agan

Westwinds

Mr. Agan showed plans to change encroachment problem. He presented the Board with the new deeds, and a new mylar. The Board informed Mr. Agan that he will have to have the mylar on a 24x39 sheet. Dwayne Woodsome made a motion to accept Mr. Agans plans. Roland Denby seconded. Unanimously approved.

Fran Lapierre

Map 9 Lot 20

Mrs. Lapierre is representing Howard Hall's subdivision of Wildwood Acres. She came before the Board to see what had been done about the road situation and to schedule and on-site. Mr. Hall will be doing a traffic study. On-site is schedule for May 2 at 1:00 p.m.

David Moreau

Map 11 Lot 29E

Mr. Moreau has an two acre lot and would like to put in a mobile home temporarily while he is building a house. The mobile home and the house will use the same septic system. He plans to start building in Sept. and will have house ready to move into within 15 months. Dwayne Woodsome made a motion to put mobile home in on lot with the time limit of 15 months, at the end of 15 months the mobile home will have to be moved out and if the house is finished before the 15 months is up then the mobile home will have to be moved, with deadline of August 1988. If more time is needed he must come back before the Board. Anna Jackson seconded. Unanimously approved.

Donald Prokey

Map 35 Lot 15

Mr. Prokey would like to put a foundation under his camp. The camp will stay the same size. Septic system is about 10 years old. Mr. Prokey will need and on-site. The Board scheduled his on-site for April 29 at 6:30 p.m. Mr. Prokey will have boundaries marked.

Wesley & Kathleen Leighton Alder Acres Map 7 Lot 66

Mr. Leighton submitted his preliminary application and plans to the Board. The Board did an on-site on April 15. After the on-site the Board informed Mr. Leighton that they would like the cul-de-sac moved. Mr. Leighton moved the cul-de-sac 80 ft. Mr. Leighton wants to build the roads to Town Standards and be a Town Road. The Board informed Mr. Leighton that the road will have to be accepted at Town Meeting. The Board also suggested that he make his drainage easement larger. The Board okayed 5 ft. contours. The Board would like to see added to his final plans;

1. No mobile home in deed restriction.
2. 35 ft. easement on drainage on exsisting drainage build 7½ ft. on each side.
3. All lots to have designated area where buildings can sit on lots. Building to be done only in these areas.
4. Have CMP plot where poles are going to go to take care of any easement problems.
5. 5 ft. contours with drainage easement every 50 ft.

The Board will hold a Public Hearing on this subdivision on May 28, 1987 at 7:30 p.m. Mr. Leighton would like to start cutting brush, the Board agreed to let Mr. Leighton start cutting brush.

The Board has schedule a special meeting on April 29, 1987 at 7:30 p.m. after the on-sites to discuss the on-sites and due to the length of the meeting they will go over the plans submitted for C&K Apartments.

VI Adjournment:

The motion for adjournment was made at 11:45 p.m.

Respectfully submitted,

Lawrence Jacobsen
Lawrence Jacobsen,
Secretary/Treasurer

Wayne C. Fogles
Roland C. Henry
Anna Jackson
Dwayne Woodlawn

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Workshop meeting of the Waterboro Planning Board

April 29, 1987

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

Rollcall: Doug Foglio, Chairman, Larry Jacobsen, Mike Hammond, Dwayne Woodsome, Anna Jackson, Alt. Anna Jackson was empowered to vote.

On-sites:

Patrick Cunan Map 36 Lot 2 6:00 p.m.

Mr. Cunan failed to show up for his on-site. The Board found the original building had been torned down. He has started digging for his foundation, and the dirt that has been dug has been improperly placed. Several large rocks and small boulders have been lost into the lake. Some erosion has been done.

Donald Prokey: Map 35 Lot 15 6:35 p.m.

Mr. Prokey's ideas on his lot may be overtaxing his lot. Cottage is 45 ft. from water, septic appears to be 45-48 ft. from water. It appears he would be required to install a new septic system. He also wishes to have a 10 ft. front deck which is questionable. Mr. Prokey will come before the Board on May 28, 1987 at 8:00 p.m. to discuss his plans.

Carl Sellers:

The Board reveiwed Mr. Sellers final plans and his mylar for his C&K Apartments. Dwayne Woodsome made a motion to approve Carl Sellers C&K Subdivision final plans as submitted as of 4-29-87. Anna Jackson seconded. Unanamosly approved.

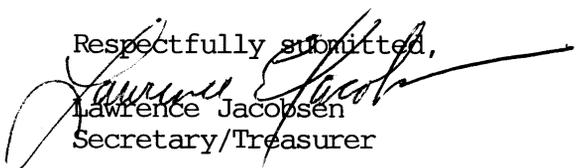
Town Planner:

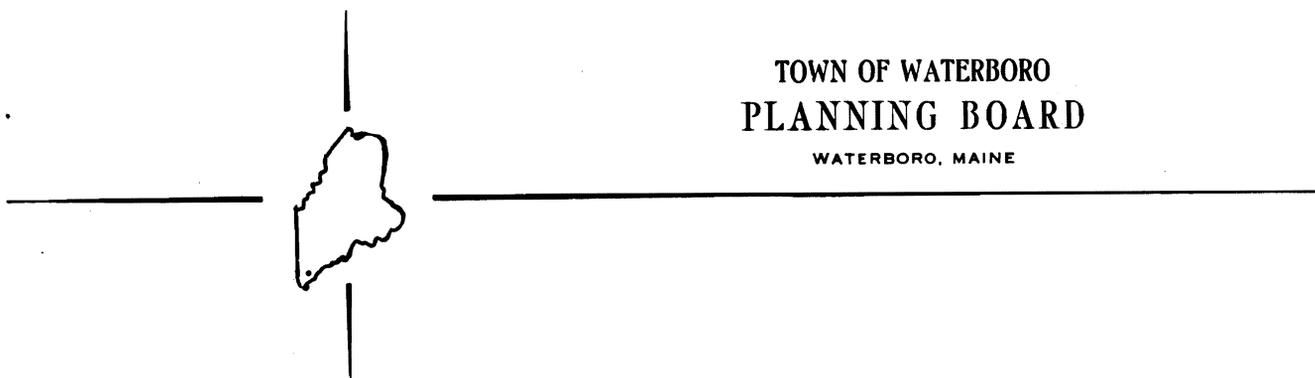
The Board looked over the applications for Town Planner that have been received. Interviews will start on May 4, May 11, and May 18, and Board members are invited to come.

Adjournment:

Motion for adjournment was made at 9:00 p.m.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer



TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board

May 13, 1987

Meeting called to order at 7:30 p.m.

- I Rollcall: Roland Denby, Anna Jackson, Alt., Dwayne Woodsome, Doug Foglio, Chairman, Larry Jacobsen, John Roberts, Alt., Mike Hammond.
- II Minutes of the April 23, 1987 meeting were unanimously approved.
- III Appointments:
8:00 p.m. Stanley Fialkosky
8:30 p.m. Emile Lamontagne
8:45 p.m. Paulette Davis
9:00 p.m. Robert Yarumian
- IV Communications:
1. Minutes of the April 28 Zoning Board of Appeals meeting.
2. Enterprise magazine.
3. Notice of Decision from Zoning Board of Appeals re; Bruce Folsom; and Chrisopher Ross.
4. Copy of letter from Zoning Board of Appeals re; Stu Gannett.
5. Nomination papers from the Maine Association of Planners.
6. Notice of Intent to File re; John Richardson to build a year round home.
7. Two letters from Karen Lovell re; Berube Restaurant.
8. Notice of Public Hearing from Saco River Corr. Comm. re; John and Aurelie Wallach.
9. Notice of workshop by Maine Assciation of Planners.
10. From D.E.P. re; dam repairs at Lake Sherburne.
11. Letter from Lebanon Citizen's Landfill Alliance re; meeting on May 9.
12. Notice of Intent to File re; Energy Homes, Inc., to build a single family dwelling.
13. Three letters from abutters of Alder Acres subdivision; Gerard Allaire, Dennis and Barbara Colley, Charles Drapeau.
14. Notice of Intent to File re; John Wallach to build a driveway.
- V Treasurer's Report:
Lawrence Jacobsen, Secretary/Treasurer, reports a balance of \$430.82 in the checking account.

NEW BUSINESSSTANLEY FIALKOSKY Map 45 Lot 1405

Mr. Fialkosky would like to build a 54 x 30 house with three bedrooms. He has an approval from Saco River Corridor Commission. His lot comes under Section 2.08, sideline dimension. He will be installing a chamber system for his septic system. The Board informed Mr. Fialkosky to be sure of setback and sideline requirements and to measure them when the footings are installed. On-site inspection was scheduled for Monday May 18, at 7:00 p.m. Lot is to be staked out and sidelines flagged. Mike Hammond made a motion that approval be given after on-site with approval voted unanimously by members of the Board attending the on-site, plus Saco River Corridor Commission requirements to be met. Dwayne Woodsome seconded. Unanimously approved.

EMILE LAMONTAGNE Map 35 Lot 11

Snow caved in the roof of Mr. Lamontagne's cottage, and he would like to remodel it. The cottage will stay the same size, but would like to square off the cottage. The cottage is 32 x 36. Septic system is about 75 feet from the water and was installed about 28 years ago. He would like to add a second floor and would add a chamber system to take care of the added bathrooms. On-site was scheduled for Monday May 18, at 6:00 p.m.

PAULETTE DAVIS Map 25 Lot 9

Mrs. Davis would like to install a tanning booth upstairs in the barn of her beauty shop. Her brother lives in the house and she has her beauty shop in it. They also have a gift shop which will be closing. Her sister will be running the tanning booth and will sell related items. She has had a parking lot installed which holds 11 car spaces. Mike Hammond made a motion to approve under Sections 5.03, 3.04.02, 4.01, 4.02, 4.03, for house, beauty shop with tanning booth and sale of related items with at least seven (7) parking spaces and a fence in front with an entrance and an exit not to exceed twenty (20) foot total to be marked and the gift shop to be closed by September 15, 1987, fence to be installed before tanning booth is opened. Roland Denby seconded. Unanimously approved.

ROBERT YARUMIAN Dean Webber Subdivision

Dean Webber has scaled down his subdivision from the sketch plan. He has gone from 6 lots to 2 lots. One lot is 10 acres and the other is 10.5 acres. On both lots the zone changes at 750 ft. The two zones are F&A and A&R. He presented the Board with a new set of plans. The Board would like to see common driveways but Mr. Yarumian didn't feel that is was feasible. Soil tests have been taken. Dean Webber must name this subdivision. On-site inspection was scheduled for Wednesday May 20, at 6:30 p.m. Lots need to be flagged out. Roland Denby made a motion to accept the revised sketch plan and after the on-site if no changes are to be made the plans to be approved as preliminary plans. Mike Hammond seconded. Unanimously approved.

BIRCHCREST ASSOCIATION

Land owners around Birchcrest Subdivision came before the Board to ask questions. Birchcrest is an approved subdivision as of 1971. The Board had already sent them a letter saying that the subdivision was Grandfathered and approved in 1971 and the Board would not act any futher on it.

OLD BUSINESS

Mike Hammond and Larry Jacobsen abstained from voting and John Roberts, Alt., and Anna Jackson, Alt., were empowered to vote. The Board discussed their meeting with Karen Lovell has sent the Board a letter regarding this matter. His septic system is being over used, he has put up an addition without a building permit, he has two separate businesses and he is in violation of his conditional use permit. The Board feels that he should comply with his permit or it should be revoked. He would like to build an addition for the video store. Dwayne Woodsome made a motion to deny his addition for the video rental store under Section 3.02, 3.04.03, 5.03, 2.08. Roland Denby seconded. Unanimously approved. The Board will send him a letter informing him that the Planning Board advises him that he comply with the original conditional use permit and for an exit and an entrance to Route 5 to be limited to 20 ft. total. Rest of frontage to be fenced off as agreed. If this is not done in a resonable time not to exceed thirty (30) days, Planning Board has requested the enforcement section of the Town of Waterboro to revoke his conditional use permit. John Roberts made a motion to mail a certified letter with a copy of the letter from Karen Lovell dated May 8. Roland Denby seconded. Unanimously approved.

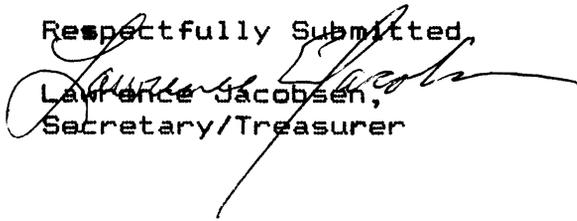
WILDWOOD SUBDIVISION

The Board discussed their on-site inspection of Wildwood . They suggested that they revise the plans so that most of the roads come out on the West Road and to give an approximately center line location and center line profile of a proposed road from West Road to New Road. There seems to be quite a grade from the West Road to the New Road.

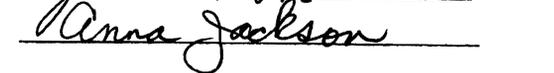
VII ADJOURNMENT

The motion for adjournment was made at 10:55 p.m.

Respectfully Submitted,


Lawrence Jacobsen,
Secretary/Treasurer



TOWN OF WATERBORO
 PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board May 28, 1987

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

I Rollcall: Larry Jacobsen, Mike Hammond, Roland Denby, Doug Foglio, Chairman, John Roberts, Alt., Anna Jackson, Alt., Dwayne Woodsome.

II Minutes of the meeting May 13, 1987 were unanimously approved.

Appointments:

8:00 p.m. Donald Prokey 8:15 p.m. Richard Cunan
 8:30 p.m. Clinton Presby 8:45 p.m. Larry Jacobsen

III Communications:

1. Notice of Public Hearing, Zoning Board of Appeals re; Aurelie Dyer Wallach, grant a variance in regards to Section 3.03.
2. Notice of Public Hearing, Zoning Board of Appeals re; Carmen Federico, grant a variance in regards to Section 3.03.
3. Minutes of the May 5, 1987 Zoning Board of Appeals meeting.
4. University of Maine Cooperative Extension Service re; PATCH update.
5. Letter from Karen Lovell re; Town of York v. Champlin re; multi-unit buildings are subject to subdivision review.
6. Copy of letters sent to Richard Collard and Norman Croteau from C.E.O.
7. Letter from Natural Resources of Maine.

IV New Business

Alder Acres

After the Public Hearing the Board held a discussion with Wes Leighton. Mr. Leighton would like to make a few changes on the road profile. He could not stay 3 to 1 slope and 2 to 1 back slope and stay within the 50 ft. He has two elevations to work with. He proposes to lessen the ditch, eliminate 1 ft. at bottom of ditch. Slope should be reduced as much as possible. The Board will pass the plans on to the Road Review Committee and set up a meeting with them to discuss the road. The Board asked if the plans reference to contour lines or to a topography map. On lot #4 he would like to have the driveway run along the side of the drainage easement and the driveway to be used to get to the drainage easement to be written into the deed. Note to be added to single family dwelling; no businesses. Board suggested that a silk fence and hay be installed behind Allaire's and Colley's houses and a 35 ft. drainage easement for 150 ft. behind Allaire's. Board would also like soil test and hydro tests results.

Donald Prokey Map 35 Lot 15

Mr. Prokey has changed his plans from the one submitted before. After the onsite the Board suggested some changes. The Board told Mr. Prokey that they can act on the camp but on the garage he has to get letters of approvals from land abutters on the right-of-way. He will be raising the cottage and putting the new foundation under where the camp sits now. He would like to have a suspended porch, after discussing it with the Board he decided against the porch but he will be adding a deck. The deck will bring him 37 ft. from the water and 45 to 50 ft. on the Easterly side to the property of Ruel. Board suggested that the C.E.O. tag 4 corners to be sure of plans. Mr. Prokey will be installing a new septic system. He must maintain 10 ft. from boundry or receive an easement of 2 ft. John Roberts made a motion to approve for camp to go from 24 x 34 to 28 x 34 with a 4 ft. ell as long as he stays within 10 ft. of property line, but if camp is made smaller, still is submissible under approval and camp or any part of the structure to be no closer to the lake, under Section 3.03, 7.01, 2.08. Dwayne Woodsome seconded. Unanimously approved.

Richard Cunan Map 36 Lot 2

There is a question of the right-of-way to his property. He thought that the right-of-way went to his property but the Swett family say it goes to the lake. The Board does not want to make a decision when there is a question of the right-of-way. He must either go to an Attorney and get a letter stating where the right-of-way ends and the Attorney will stand behind the letter or he must get is surveyed. The lot is grandfathered because it was an established lot before the zoning ordinance was enacted on March 12, 1977.

Clinton Presby Map 9 Lot 42

Mr. Presby came before the Board to build a hunting camp, now he wants it to become a year round residence. He wants to build it on a foundation that has already been installed. He was issued a conditional use permit for seasonal use in Sept. 13, 1978. Three town roads meet right at his property. There is a question on the road coming from Thyng's Mills which he closed off. It is now a civil matter on the road. Mr. Presby has gone closer to the road but is willing to move back. Building is not grandfathered but the land was purchased before ordinance went into effect and building was built after. Mike Hammond made a motion to discuss this matter with Karen Lovell. Dwayne Woodsome seconded. Unanimously approved.

Larry Jacobsen

Map 36 Lot 21

Larry Jacobsen abstained-John Roberts was empowered to vote. Mr. Jacobsen would like to put a deck on his cottage. The deck would be 6 to 8 ft. Cottage is 10 ft. from the water and he will not be going any closer to the lake. The deck will be on the NW side of his cottage. Roland Denby made a motion to approve. Mike Hammond seconded. Unanimously approved.

V Old Business:

Dean Webber on-site:

The Board voted to send a letter stating after the on-site committee and other members of the Planning Board who have looked at the lot, decided that both driveways must meet the minimum safe sight distance as outlines in the Street Design Ordinance under Article 3.

Stanley Fialkosky

After the on-site inspection, Doug Foglio made a motion to approve at minimum distance allowed by Saco River Corridor Commission, 100 horizontal feet from the water from the closest point, with all conditions from Saco River Corridor Commission with the following, house not to be no closer than 40 ft. from road and no part of structure shall not be closer than 40 ft. but should be 49 ft. Dwayne Woodsome seconded. Unanimously approved.

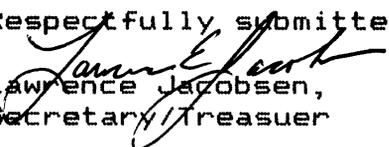
The Board also voted to send the Selectmen a letter asking why Mr. Berube was issued a liquor license for 90 days when the Planning Board has given him 30 days to comply with his conditional use permit.

The Board also voted to make 9:00 p.m. their last appointment for their meetings.

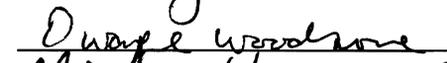
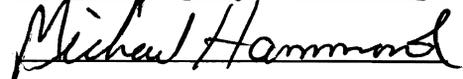
Adjournment:

The motion for adjournment was made at 11:45 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board

June 10, 1987

Meeting called to order at 7:30 p.m.

I Rollcall: Dwayne Woodsome, Anna Jackson, Alt., Roland Denby, Larry Jacobsen, John Roberts, Alt., Mike Hammond.

II Corrections were requested of the minutes of the May 28, 1987 meeting. Corrected copies will be made.

III Appointments:

8:00 p.m. Robert Yarumiam
8:45 p.m. Richard Collard
9:00 p.m. Al Berube (Did not show) John Roberts
9:30 p.m. James Colombo
10:00 p.m. Robert Ryder

IV Communications:

1. Notice of Decision from Zoning Board of Appeals; Carmen Federico a 15 ft. setback granted: Aurelie Dyer Wallach, granted a variance to construct a house 41 ft. from Old Portland Road.
2. Two letters from Selectmen's Office re; Little Al's Pizza.
3. Letter from Karen Lovell re; Grandfathered lots in approved subdivisions (groundwater and sewage disposal).
4. Notice of Intent to File from Saco River Corr. Comm. re; Harmony Homes Corp., to build a single family dwelling.
5. Maine Association of Planners notice of annual meeting on June 19, 1987 at the Portland Regency.
6. Copy of the job description for the Town Planner.
7. Letter from DEP re; David Agan, site location order findings of fact and order.

V Treasurer's Report:

Lawrence Jacobsen, Secretary/Treasurer, will have a report for the next meeting.

VI New Business:

Robert Yarumiam: Dean Webber's subdivision

The Board informed Mr. Yarumiam that after the onsite the Board would like to see common driveways. Mr. Yarumiam told the Board that Mr. Webber is reluctant on having common driveways. Mr. Webber has added deed restrictions to the plans. After looking over the plans the Board would like to have note #10 added to deed restrictions and have #10 in the deed restrictions omitted and would also like to see note #12 added to deed restrictions. Notices have been sent to the abutter's and he has applied for state driveway entrances. He needs to have a ground water study done. The Board gave Mr. Yarumiam a copy of the letter received from Karen Lovell on driveway installation. The Board will have a workshop on June 17, 1987 at 8:00 p.m. to go over the preliminary plans.

John Roberts: Map 36 Lot 11

Roland Denby made a motion to take up John Roberts application at this time. Mike Hammond seconded. Anna Jackson, Alt. was empowered to vote.

John Roberts wants to remodel his father's camp. It has a gambrel style roof and he would like to change it to straight walls with a cape style roof. House will be no larger and will be no closer to the water. Mike Hammond made a motion to approve under Section 2.08, 3.03, 9.03 to change the roof style. Roland Denby seconded. Unanimously approved.

Richard Collard: Map 29 Lot 11

Mr. Collard came before the Board to explain the 10 ft. discrepancy. He is now 52 ft. back from the water. Dwayne Woodsome made a motion that the Board send a letter stating that Mr. Collard did what he said he would do and he is in compliance with the Planning Board. Roland Denby seconded. Unanimously approved.

James Colombo: Map 47 Lot 12

Mr. Colombo would like to build a garage that would be separate from his cottage. Cottage is 75 ft. from the road and 100 ft. from the water. He has staked out where the garage will be. Closest point of the garage to the water will be 150 ft. The Board would like to do an on-site. The on-site was scheduled for June 17 at 7:00 p.m.

Robert Ryder: Map 46 Lot 2175

Mr. Ryder is in the process of purchasing this lot and would like to be sure that he can build on it. He showed the Board a plot plan and he would like to build a 24 x 34 Cape style house. Lot is 100 ft. by 200 ft. Mike Hammond made a motion to approve under Section 2.08, with no less than 30 ft. sidelines. Dwayne Woodsome seconded. Unanimously approved.

Old Business:

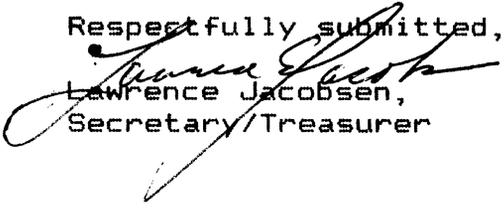
Emile Lamontagne:

The Board did an on-site on Mr. Lamontagne's cottage and he will need to give the Board a plot plan of his cottage on his lot. He will need to update his septic system. His existing septic system is in the cellar of the cottage. Dwayne Woodsome made a motion that Mr. Lamontagne be able to remodel his cottage as long as he goes no closer to the water and overall structure to be 32 x 36, he will be able to put in a new foundation. No work to be done until septic system is updated and before any building permits be issued he must have a soil test done for a new septic system, to be approved under Section 7.01, 9.03. Mike Hammond seconded. Unanimously approved.

Adjournment:

The motion for adjournment was made at 9:45 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

Robert E. Deby

Anna Jackson

Dwayne Woodsome
Michael Hammond

Workshop meeting of the Waterboro Planning Board

June 17, 1987

Meeting called to order at 8:30 p.m.

Rollcall: Doug Foglio, Chairman, Roland Denby, Anna Jackson, Alt.,
Larry Jacobsen.

On-sites: The Board held on on-site on James Colombo at 7:00 p.m.
It is the recommendation of the workshop to recommend at
the next regular meeting to be approved.

New Business: The Board looked over the plans for Stanley Fialkosky
house. A decision will be made at the next regular
meeting.

A discussion was held with the new Town Planner,
Andrew Timmis on what the Board recommends he should
start with. The Board suggested that he read the
Comprehensive Plan, and the Zoning Ordinances, and
to start rewriting the Comprehensive Plan.

Adjournment: Motion for adjournment was made at 11:15 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board June 25, 1987

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

- I Rollcall: Larry Jacobsen, Roland Denby, Anna Jackson, Alt.,
Doug Foglio, Chairman, Dwayne Woodsome, Mike Hammond.
- II The corrected minutes of May 28, 1987 were approved as read.
The minutes of the June 10, 1987 meeting were approved as
read.
- III Appointments:
8:00 p.m. Terrance Hackett
8:15 p.m. Philip Beeler
8:30 p.m. Albert Welz, Jr.
8:45 p.m. Robert Parker, Jr.
- IV Communications and bills:
1. Bernstein, Shur, Sawyer and Nelson re; Southern Maine
Finishing.
2. PATCH Update and summary of community opinion poll.
3. May-June volume of Enterprise.
4. Letter from Selectmen's office re; gas tanks owned by
Roger Chick.
5. Copy of a letter sent to Donna Morrill from CEO re;
temporary permit for a mobile home.
6. S.M.R.P.C. notice of a workshop on Monday June 29, 1987 at
7:30 p.m. at the York County Court House, Basement Meeting
Room.
- V New Business:
Anna Jackson was empowered to vote.

Terrance Hackett: Map 41 Lot 5 & 6 AR Zone

Mr. Hackett would like to install a slab with a shed style roof to use as a boat storage. He would like to add this to the back of his garage. The garage was built in 1982, or 1983. Roland Denby made a motion for an on-site. Anna Jackson seconded. The on-site was scheduled for Monday June 29 at 9:30 a.m. The on-site committee will make a recommendation to the Board at the next meeting. Mike Hammond arrived at this time.

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

- I Rollcall: Larry Jacobsen, Roland Denby, Anna Jackson, Alt.,
Doug Foglio, Chairman, Dwayne Woodsome, Mike Hammond.
- II The corrected minutes of May 28, 1987 were approved as read.
The minutes of the June 10, 1987 meeting were approved as read.
- III Appointments:
8:00 p.m. Terrance Hackett
8:15 p.m. Philip Beeler
8:30 p.m. Albert Welz, Jr.
8:45 p.m. Robert Parker, Jr.
- IV Communications and bills:
1. Bernstein, Shur, Sawyer and Nelson re; Southern Maine Finishing.
2. PATCH Update and summary of community opinion poll.
3. May-June volume of Enterprise.
4. Letter from Selectmen's office re; gas tanks owned by Roger Chick.
5. Copy of a letter sent to Donna Morrill from CEO re; temporary permit for a mobile home.
6. S.M.R.P.C. notice of a workshop on Monday June 29, 1987 at 7:30 p.m. at the York County Court House, Basement Meeting Room.
- V New Business:
Anna Jackson was empowered to vote.

Terrance Hackett: Map 41 Lot 5 & 6 AR Zone

Mr. Hackett would like to install a slab with a shed style roof to use as a boat storage. He would like to add this to the back of his garage. The garage was built in 1982, or 1983. Roland Denby made a motion for an on-site. Anna Jackson seconded. The on-site was scheduled for Monday June 29 at 9:30 a.m. The on-site committee will make a recommendation to the Board at the next meeting. Mike Hammond arrived at this time.

Philip Beeler: Map 19 Lot 7 V Zone

Mr. Beeler would like to install a mobile home on his property which is in the Village zone. He has 2 garages which are 2 businesses, a house, 1 mobile home already on his property. His lot is about 6 acres. He lives in the existing mobile home and he rents the house to his mother-in-law. He must maintain sideline requirements. The Board will do research to be sure they are not in a subdivision status. Board will consult with Karen Lovell on a ruling and when a ruling is received, notice will be sent to Mr. Beeler.

Albert Welz, Jr.: Map 29 Lot 29 AR Zone

Mr. Welz showed plans to the Board of the remodeling he would like to do to his cottage. He would like to add a deck, woodburning stove, and glass in porch. The Board can only act on the proposed deck, which is 10'x20'. He has raised his cottage and placed it on a foundation after receiving his approval from the Planning Board on July 9, 1986. The original use permit was approved as long as he does not go over the 35' maximum building height, or increase outside dimensions. The original deck is 6'x8'. He would like the deck to go on the lake side of his cottage. The Board agrees that a deck the same size as the original deck can be built without violating original conditional use permit. The new deck can be no larger than 6'x12'. Mike Hammond made a motion that the deck be no larger than 6'x12' not including stairs, stairs to go off the side and not go any closer to the lake under Section 9.03 Roland Denby seconded. Approved with 1 abstention.

Robert Parker, Jr.: Map 9 Lot 18 AR Zone

Mr. Parker presented sketch plans for a subdivision of 4 lots possible 5 lots if lot 4 is divided. 1 is 3 acres, 2 is 3.3 acres, 3 is 4.6 acres and 4 is 9 acres. He has his deed. The Board informed Mr. Parker that he will need a water study done and have it submitted with his preliminary plans. The Board would like to see the least amount of entrances on to the West Road. Lots need to be flagged for and on-site. The total acreage is 19.9 acres. He will need to name his subdivision. Safe sight distances should be considered. The Board will schedule an on-site when the lots are flagged. Mr. Parker will inform the Board when he is ready for an on-site.

VI Old Business:

The Board will send a letter to the CEO to check for a possible violation on the Donald Prokey's property under Section 12.03, 2.03.

Mike Hammond made a motion that the Board after reviewing, will stand by the original decision on the conditional use permit for Stanley Fialkosky. Dwayne Woodsome seconded. Approved with 1 abstention.

James Colombo's on-site. Roland Denby made a motion that Mr. Colombo's garage be approved under Section 2.08. Anna Jackson seconded. Approved with 1 abstention.

Wes Leighton called to inform the Board that he is ready for the inspection of his proposed road with the Road Review Comm. and the Planning Board.

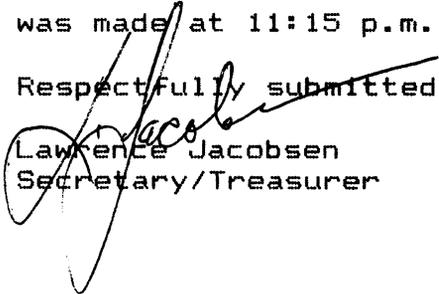
The Board reviewed a plot plan for a lot in Wilderness Acres for the CEO. The subdivision is in Conservation zone which requires 10 acres. The subdivision was approved on May 28, 1974 so it is a grandfathered lot.

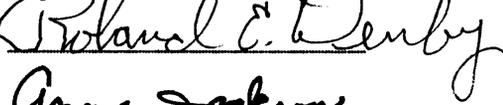
Clinton Presby. The Board agreed to sent Mr. Presby a letter stating that if he is willing to tear down and rebuilt and build new building 45 ft. from the road, he should send the Board a set of plans with sideline dimensions, and the size of proposed camp.

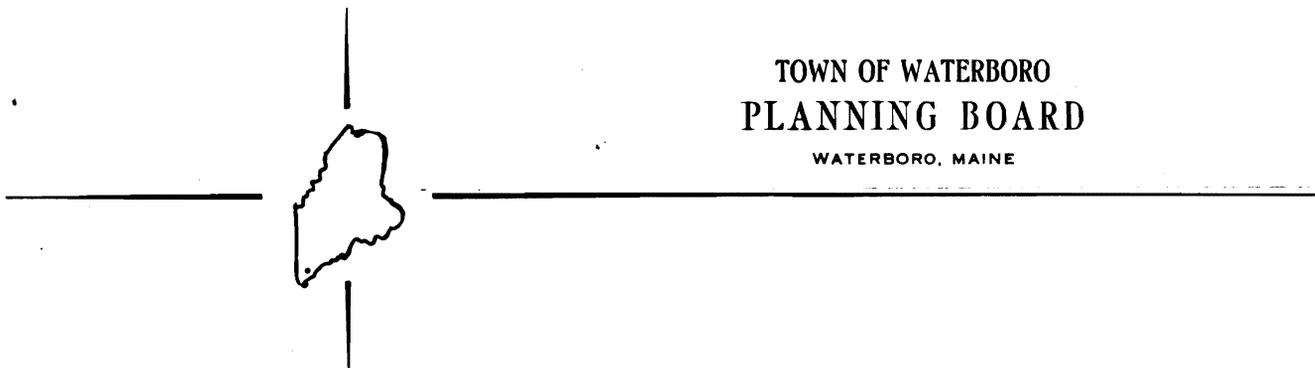
VII Adjournment:

The motion for adjournment was made at 11:15 p.m.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board July 8, 1987

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

- I Rollcall: Larry Jacobsen, Roland Denby, Mike Hammond,
Anna Jackson, Alt.
- II The minutes of the June 25, 1987 meeting were approved as
read.
- III Appointments:
8:00 p.m. Richard Cunan
8:15 p.m. Energy Homes Inc., Andre Cote
8:30 p.m. Ervine Richardson
9:00 p.m. Raymond Jariz
- IV Communications and bills:
1. Copy of deed from Guy Raymond re: Birchcrest Subdivision.
Board will discuss this at a later meeting.
2. Copy of letter sent to Donald Prokey from CEO re; Stop
work order has been issued.
3. Letter from Bob Fay.
4. Notice of Intent to File, Saco River Corridor Comm. re:
Stephen Jordan to build a 25'x36' single famile dwelling
residence, install a septic system and a driveway on
Lone Pine Road.
5. S.M.R.P.C. Newsletter, June 1987.
6. Southern Maine Planning Comm. re; affordable planning
Grant Application.
7. Minutes of meeting of Conservation Commission meeting
held in Alfred.

V

New Business:

Anna Jackson, Alt. was empowered to vote.

Richard Cunan: Map 36 Lot 2 Zone AR

Mr. Cunan presented the Board a letter from his Attorney on his right-of-way. The right-of-way does not go to the water and is 6 ft. wide. He also gave the Board a copy of his deed and a plot plan. He has had a soil test done. House is to be 27'x35'. Mr. Cunan would also like to build a 20'x24' garage. On his soil test the plans the septic system is where he would like to put his garage. House will set 156 ft. from the brook and 21 ft. from the rear lot line. Mike Hammond made a motion to approve under Section 9.05, 2.08, 7.01 without any garage and septic system to be as shown on HHE 200. Anna Jackson seconded. Unanimously approved.

Energy Homes Inc., Andre Cote: Map 45 Lot 1490 Zone R

Mr. Cote would like to build a 24'x36' salt box on Crescent Drive. He has been through Saco River Corridor Commission and has an approval. He showed the Board a plan of where he would like the house to sit and a copy of the deed. He would also like to have a 10'x12' deck. The lot is not sufficient for a garage without purchasing additional land. His minimum sidelines will be 27 ft. Mike Hammond made a motion to approve under Section 9.05, 2.08 as submitted with a 10' x 20' deck on the rear of the house. Roland Denby seconded. Unanimously approved.

Ervine Richardson: Map 9 Lot 4 Zone AR

Showed the Board a sketch plan for a 3 lot subdivision. The subdivision is 7 acres. One lot is 3 acres, 2 lots are 2 acres. There is a right-of-way of 74 ft. and is part of the 3 acre lot. The name of his subdivision is Richardson's Subdivision. An on-site is scheduled for Wed. July 15, 1987 at 10:30 a.m.

Raymond Jariz: Map 41 Lot 23 Zone AR

Mr. Jariz is in violation of Section 7.01 paragraph 4. The Board will contact the CEO on this matter and will do an on-site and will send a letter to Mr. Jariz on the results of their findings.

VI Old Business:

Robert Parker is ready for an on-site and has sent the Board a revised sketch plan. He has divided lot 4 into 2 lots and now the subdivision has 5 lots. He has put in common driveways on the plan. On-site is scheduled for Wed. July 15 after the Richardson on-site.

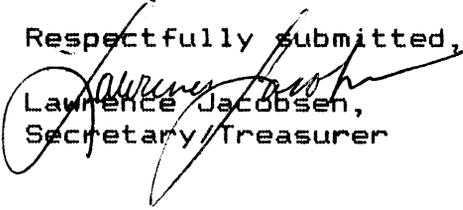
Terrance Hackett:

Anna Jackson, Larry Jacobsen and Roland Denby did the on-site. After discussing the on-site the Board will contact Karen Lovell to get a clarification on this matter.

VII Adjournment:

The motion for adjournment was made at 10:15 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer




TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board

July 23, 1987

Meeting called to order at 8:05 p.m.

I Rollcall: Roland Denby, John Roberts, Alt., Anna Jackson, Alt.
Doug Foglio, Chairman, Dwayne Woodsome, Mike Hammond

II The minutes of the July 8, 1987 meeting will be approved at the next Planning Board meeting.

III Appointments:

8:00 p.m. Evelyn Adams
8:30 p.m. William Priante
8:45 p.m. Albert Bureau-did not show
9:00 p.m. Howard Hall-cancelled
9:15 p.m. Clinton Presby

IV Communications and bills:

1. Memo from the Selectmen's Office re: copies of water evaluations reports from subdivisions.
2. Three letters from Karen Lovell re: Donald Prokey, gas pumps as structures, effect of zoning violations on liquor licenses.
3. Copy of a letter sent to Mr. Sumner Cambell from the Town Planner.
4. Copy of a letter from the Selectmen's Office re: authorization for the CEO to issue form letter.
5. Bernstein, Shur, Sawyer and Nelson re: Southern Maine Finishing Corp.
6. Dubois and King re: announcement of James P. Upham as Senior Planner.
7. York County Soil & Water Conservation District re: Land Use Suitability Tour.
8. PATCH update.
9. Saco River Corr. Comm. notice of Public Hearing.
10. Letter from CMP re: spraying on the pole lines.

V New Business:

Anna Jackson, Alt. and John Roberts, Alt. were empowered to vote.

Evelyn Adams:

Evelyn Adams and Leonard Lavoie came before the Board with some concerns that they have about Birchcrest Subdivision. The Board informed them that the developer will have to comply with the Maine State Plumbing Code. The Board has received a sample deed from Mr. Guy Raymond and the Board voted to send a copy of the sample deed, and a copy of the covenant on the original subdivision plan to Karen Lovell to see if a condition should be on the deeds of individual lots and have her send the Board a copy of how the deeds should read. The Board would also like to stress in the deeds that the road is a private road and not a Town road.

William Priante: Map 28 Lot 7 Zone AR

Mr. Priante appeared before the Board because he is in violation of Section 7.02. The CEO had sent Mr. Priante a letter stating that he is in violation. He has a camping trailer set up on his property while he does some remodeling to his building. One part of the building is being rented as an apartment. He would like a permit to use the trailer to stay in, part-time, for two years. The Zoning Ordinance states use can only be for 15 days without a permit and 30 days with a permit. He can store his trailer on his property during the winter and he can come back before the Board in the spring for an automatic renewal. John Roberts made a motion to approve a 30 day permit with two automatic renewals, subject to the following conditions:

1. Have tank pumped out by a licensed state pumper.
2. Used weekends only with the exception of one week in August and one other week not yet determined.

Mike Hammond seconded. Approved with one abstention.

Clinton Presby: Map 9 Lot 42 Zone F&A

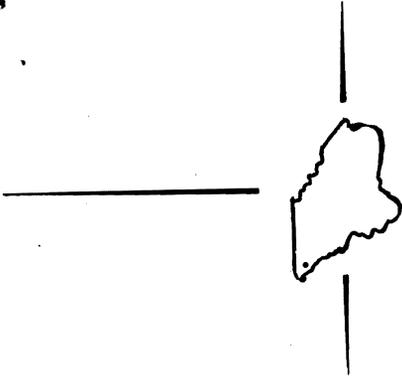
Mr. Presby presented the Board with a new plot site. He informed the Board that he will stay within the boundaries shown on his site plan and he is either going to sell or tear down his existing camp. Mike Hammond made a motion to accept site plans as submitted on July 23, 1987. John Roberts seconded. Approved with one abstention.

Old Business:

Anna Jackson reported to the Board on the on-site done on Mr. Ervine Richardson's subdivision. The on-site was not done on Robert Parker's subdivision due to Mr. Parker not being present.

New Business:

Northern Landbank was told by previous owner that they could use existing building as an office. The office is located in a subdivision that was set up for elderly people only. The Board can not act on this matter without further research.



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board. August 12, 1987

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

I Rollcall: Doug Foglio, Chairman, Larry Jacobsen, John Roberts, Alt., Anna Jackson, Alt., Dwayne Woodsome.

II The minutes of the July 8, 1987 and the July 23, 1987 meetings were approved as read.

III Appointments:

8:00 p.m. Robert Parker, Jr.

8:30 p.m. Dennis Demuth

8:45 p.m. Richard Prokey

9:00 p.m. Donald Johnson, Jr.

9:15 p.m. Guy Raymond, Paul Bureau, John Buckler (walk ins)

IV Communications and bills:

1. Spring volume of Maine Business Indicators.

2. Letter from Selectmen's Office re; letter of concern from Edith Heck.

3. Copy of letter from Karen Lovell re; Ossipee Leisure Park.

4. Letter from Karen Lovell re; Birch Crest deed restrictions.

5. Enterprise magazine.

6. Notice of Public Hearing from Zoning Board of Appeals re; Frank and Mary Chase.

7. DEP re; hazardous waste disposal sites program.

8. Letter from Bob Fay; Massabesic Lions Club.

9. Notice of decision from Zoning Board of Appeals re; Frank and Mary Chase.

V New Business:

Anna Jackson, Alt., and John Roberts, Alt. were empowered to vote.

Robert Parker: Map 9 Lot 18 Zone AR

Mr. Parker presented the Board with preliminary plans for his subdivision. He has a state entrance permit for driveways. The Board would like him to extend easement on road to extend 150 ft. The maintenance of right-of-way will be maintained by lot abutters. The following notes should be added to the final plans:

1. A 50 ft. greenbelt with a 10 ft. utility easement .
2. A 40 ft right-of-way, 150 ft length.
3. Extend right-of-way 200 ft. from lot line of lots 4 and 5 and right-of-way cannot be extended with paragraph from Karen Lovell on roads to be in covenant.
4. Exits and entrances shall be limited to common drives only.
5. Setbacks need to be shown.

John Roberts made a motion to accept Parker subdivision preliminary plans as submitted on 8/12/87. Anna Jackson seconded. Unanimously approved. Dwayne Woodsome arrived at this time.

Dennis Demuth: Map 47 Lot 101 Zone AR

Mr. Demuth would like to put a foundation under his camp on lake Sherburne. The camp will not be moved but just raised to set a foundation under it. Excavating will be done from the rear of the camp. He is 85 ft. from the water. Larry Jacobsen made a motion to approve under Section 9.03 for a foundation to be put under camp with all excavating to be done from rear of building, has to be sure septic system is up to state standards and have a siltation fence and hay bales across the face of his property. John Roberts seconded. Unanimously approved.

Richard Prokey: Map 35 Lot 23 Zone AR

Mr. Prokey would like to put a foundation under his cottage and have a 12'x 23' addition on the side and to update his septic system. No excavating will be done on the front of the cottage. John Roberts made a motion to approve under Section 9.03 for a full foundation under cottage and the 12'x23' addition and have a erosion control barrier in place during construction. Before building permit is issued a soils test will have to be obtained and a new septic system installed. Anna Jackson seconded. Unanimously approved.

Donald Johnson, Jr. Map 13 Lot 46 Zone AR

Mr. Johnson would like to build a 30'x30' ft. garage for a small engine repair shop. On his plot plan he showed the Board that he can meet all the setback requirements. There will be no outside storage. John Roberts made a motion to approve under Section 2.08 with no outside storage and he may have a 2'x4' sign. Dwayne Woodsome seconded. Unanimously approved.

VI Old Business:

Birch Crest:

Paul Bureau, Guy Raymond and John Bruckler presented the Board with a new survey they had done on Birch Crest subdivison. The original survey does not correspond to the new survey. The Board will discuss the new plans with Karen Lovell to see what can be done.

Roger Wilson: Map 1 Lot 13 Zone V

Mr. Wilson received a conditonal use permit to build a garage on July 29, 1986. The following conditions were added, bulding is to be 20 ft. from the rear lot line, and a detailed sketch to be given to CEO showing location of septic tank and leachfield before a permit is issued, and front setback to be 50 ft. and sidelines 20 ft. Mr. Wilson had measured wrong from the road. The Board will give him another conditional use permit with the following conditions; allowing his to go in line to the front of his exsisting house and no closer that 20 ft. to rear lot line.

Terrance Hackett:

John Roberts made a motion for approval under Section 2.08 for a lean to on posts, never to be inclosed. Anna Jackson seconded. Unanimously approved.

Philip Beeler:

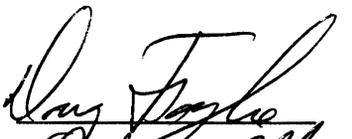
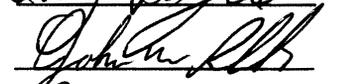
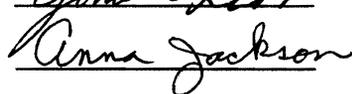
Mr. Beeler is not in subdivision status and Dwayne Woodsome made a motion for a mobile home permit for one (1) more trailer. Larry Jacobsen seconded. Unanimously approved.

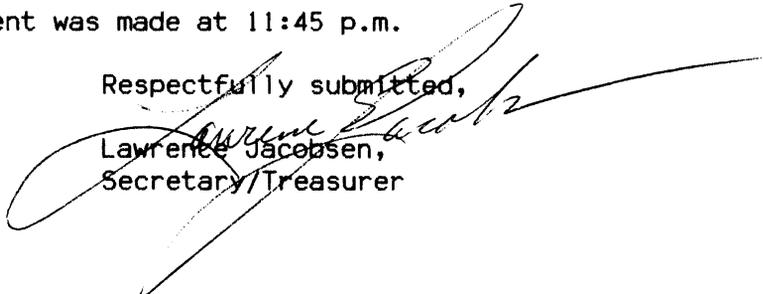
VII Adjournment:

The motion for adjournment was made at 11:45 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer





TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board. August 27, 1987

Meeting called to order at 8:40 p.m.

- I Rollcall: Doug Foglio, Chairman, Anna Jackson, Alt., John Roberts, Alt., Mike Hammond, Larry Jacobsen.
- II The minutes of the August 12, 1987 meeting were approved as read.
- III Appointments:
8:00 p.m. Robert Parker Jr.
8:30 p.m. Norman Croteau
9:00 p.m. Bob Menard
- IV Communications and bills:
1. Letter from Bicentennial Committee re: parade.
2. S.M.R.P.C. Newsletter.
3. Letter from Karen Lovell re; Birch Crest subdivision revision.
4. Letter from Robert Parker Jr. re; copy of letter sent to abutters notifying them of his subdivision.
5. Olde Barwick Management Corp. re; information on their services.
6. Maine Coast Heritage Trust; 1986 annual report.
7. August issue of Update.
8. Notice of Decision from ZBA re; Frances and Mary Chase.
9. Copy of letter from Ed Bradley re; Water impact study for Parker Subdivision.
10. PATCH update.
- V New Business:
Anna Jackson, Alt., and John Roberts, Alt. were empowered to vote.

Robert Parker: Map 9 Lot 18 Zone AR

Mr. Parker submitted his final plans for his subdivision. All notes on the final plan are to be included in the deed covenant. He will send a new copy of the deed. Before any building the fifty foot driveway should be installed. Mike Hammond made a motion to approve with no more than one (1) lot can be sold without the fifty foot driveways installed. John Roberts, seconded. Unanimously approved.

Norman Croteau: Map 28 Lot 43 Zone AR

Mr. Croteau added a deck onto the front of his camp without any permit. On September 11, 1986 he received a conditional use permit to raise his cottage and put it on a cement foundation. The only condition was that he had to be sure his septic system met state standards. He has not checked to see if his septic system is up to state standards. His deck is 8x12. The cottage with the deck is 15 feet from the water. Without the deck the cottage is 23 ft. from the water. Mr. Croteau refuses to tear down the deck. Mike Hammond made a motion to deny him a permit and have Mr. Croteau remove the deck. John Roberts seconded. Unanimously approved. Mr. Croteau stated that he will go to the Zoning Board of Appeals.

Bob Menard: Map 58 Lot 10 Zone FA

Mr. Menard has purchased Lot 10 at Bassland Acres subdivision. He would like to have his driveway changed from what it shows where it should go on the final plan. It is in his deed that he has first choice on Lot 11 if the owners decide to sell and he would like to have the driveway where he could have access to both lots. He will be building on Lot 10 as soon as he can. Where the driveway shows on the plan he would have to have alot of fill brought in. The Board suggested that he acquire an easement from the owners of Lot 11 to get behind the greenbelt and have their driveway there. Mr. Menard will check into it. John Roberts made a motion that if an easement can be acquired then he may use it. Larry Jacobsen seconded. Unanimously approved.

VI Old Business:

Terry Hackett: The Board voted to stand by their decision of not letting him enclose his boat storage which will be built on the rear of his garage. If he encloses it, it will be an addition on his garage.

Tom Cole: Tom Cole has purchased the Stanley Fialkosky property in Arrowhead. He wanted to know if the conditional use permit is transferable. He will comply with the conditions set by the Board and he will be building a smaller house. The Board asked that he send in a site plan for them to review.

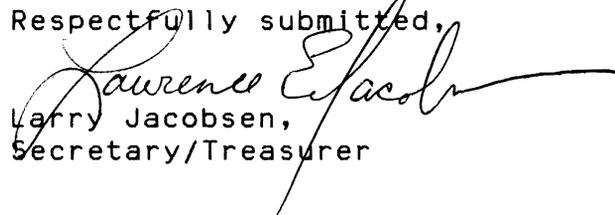
The Board has voted to request that \$500.00 be deposited into their checking account.

The Board also voted to send a letter to SAD 57 concerning their conditional use permit that was issued for the Elementary School, which they have not adhered to.

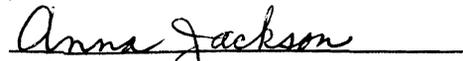
VII Adjournment:

The motion for adjournment was made at 11:15 p.m.

Respectfully submitted,


Larry Jacobsen,
Secretary/Treasurer







TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board September 9, 1987

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

I Rollcall: Mike Hammond, John Roberts, Alt., Dwayne Woodsome,
Anna Jackson, Alt., Larry Jacobsen.

II Minutes of the August 27, 1987 meeting were approved as read.

III Communications:

1. Bernstein, Shur, Sawyer and Nelson re: Southern Maine Finishing.
2. Copy of letter from Karen Lovell to Andrew Timmis re: Deed Restrictions.
3. Copy of letter to Andrew Timmis from Robert Gillespie.
4. Notice of Intent to File Saco River Corr. Comm. re: Harry and Margaret McLaughlin.
5. Letter sent to Mr. Gallucci.
6. September issue of Update.
7. Consumer Information Catalog.

IV Appointments:

8:00 p.m. Richard Provencher
8:15 p.m. Chet Munro
8:30 p.m. Joseph Moreau
8:45 p.m. James Triance
9:00 p.m. John Murray-did not show

V New Business:

Anna Jackson, Alt. and John Roberts, Alt., were empowered to vote.

Richard Provencher: Map 34 Lot 10A Zone AR

Mr. Provencher would like to build a deck and a porch. House is about 20 ft. from the water. He showed the Board pictures of his house. He wants his deck to be a first and second level. He has already removed his existing porch. His lot is about 40,000 sq. ft. New deck would be about 5 ft. wide. There is two families living in his house. The Board informed Mr. Provencher that they cannot allow his to go any closer to the water but he can build on the sides and must maintain 35 ft. sidelines. John Roberts made a motion to allow a 10x10 deck going no closer to the water, a ramp coming off the back, this is a second floor deck under Section 3.03 and 7.01. Anna Jackson seconded. 3 approved with 2 abstansions.

Chet Munro: Map 8 Lot 13B Zone AR

Mr. Munro wants to build a garage and breezeway. The garage will be 28x28. He has a two acre lot and he can maintain sidelines requirements. He has two existing bathrooms, but he would like to put in a new septic system. His garage will have rooms upstairs and would be for his own use only. John Roberts made a motion that he get a new septic system design and rooms not to be rented out under Section 3.03, must meet setbacks and have a free and open passage between buildings. Anna Jackson seconded. 4 approved with 1 abstention.

Joseph Moreau: Map 33 Lot 23 Zone AR

Mr. Moreau would like to build a 16x20 addition on his cottage for a bedroom. He will not be going any closer to the lake and will be building on the rear of his cottage. He wants to live there year round. He has a cesspool so his septic system will have to be updated. The measurements of his cottage are 26 ft. from one corner and 39 ft. from the other corner, building is 25 ft. wide and 35 ft. long. Larry Jacobsen made a motion to approve under Section 2.08, 7.01, 3.03 and he must have a soils test approval for a new septic system and new system to be installed, the new addition is to be 16 ft. added to the rear of the building and no wider than existing building and is to be only 1 story. Dwayne Woodsome seconded. 4 approved 1 abstention.

James Triance: Map 18 Lot 1 Zone V

Mr. Triance must move his business to a new location, the building he is now renting is being sold. On the lot he has for his residence he would like to build a single story garage to have for his business, which is a machine shop. He has a 30,000 sq. ft. lot. He can meet sideline requirements. He will mostly be running one CNC machine and his hours would probably be 7:00 a.m. to 8:00 p.m. The garage will be insulated and should have very little noise. John Roberts made a motion to approve under Section 3.04.03, 2.07, 2.03, 3.03 and he complies with the plans submitted, with no more than 2 employees with 2 parking spaces. Dwayne Woodsome, seconded. 4 approved 1 abstention.

Ray Janson:

Mr. Janson has bought the building that WEBSCO used to be at. The Board will do research on former owner. The lot is 4.6 acres and is in Village zone. He has a real estate office, Bonnie Brae has an office and he also is going to rent one office to a video rental and also has another business interested in opening up a store or office. John Roberts made a motion to send the information to Karen Lovell for her to review and get back to the Board by the September 24 meeting. Anna Jackson seconded. 4 approved 1 abstention.

The Board will meet on November 9 instead of November 11.

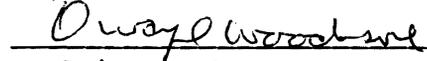
VI Adjournment:

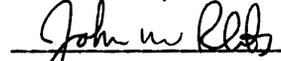
The motion for adjournment was made at 9:15 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer









TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board September 24, 1987

Meeting called to order at 8:15 P. M.

I Rollcall: Doug Foglio, Larry Jacobsen, Dwayne Woodsome, Anna Jackson, Alt. Anna was empowered to vote.

II Minutes of the Sept. 9, 1987 meeting will be approved at the October 14, 1987 meeting.

III Communications and bills:

1. Letter from SAD #57 re: conditional use permit issued to Waterboro Elementary School.
2. PATCH update.
3. Copy of DEP's request for proposals to conduct groundwater investigations.

IV Appointments:

8:00 P.M. Sharon Abbott
8:00 P.M. Roger Richard
8:15 P.M. John Murray
8:45 P.M. Oak Point Asso. Howard Hall

V New Business:

Board interviewed Sharon E. Abbott for position of Planning Board Clerk, CEO Secretary and Town Planner Secretary. Anna moved to accept Sharon E. Abbott as new clerk. Dwayne Woodsome seconded the motion. Voted unanimously.

Roger Richard: Map 33 Lot 27 Zone AR

Mr. Richard would like to put a foundation under existing cottage. The cottage will stay the same size. Mr. Richard's will have to do something about erosion. He will have a walk out cellar. He must have a updated septic system, to meet State standards. Mr. Richards current system has been there about 18 years. He will be excavating 8 or 9 feet forward in front. He will be trucking off the dirt dug out of cellar. He will have to mark reference points so when cottage is moved back on foundation it will be where it originally was. He has a door on front no deck just steps onto a cement patio. He would like to build an 8 ft. deck. Board informed him he cannot go any closer to water. He can move back 8 ft. the width of what he wants his deck, and still maintain sideline and setback requirements. Silk fence must be installed in front for erosion control.

Steps will come off the side of the deck. Larry moved to be sure HHE 200 is obtained and septic system to be installed before building permit is issued and be allowed to elevate cottage and put a foundation under and move cottage back 8 ft. for deck with minimum setback of 64 ft. from high water mark of lake be met as of this date. Stairs to go off the side of the deck, erosion construction barrier to be erected until grass is grown. All disturbed areas to be reseeded upon completion of project. All specifications as per plan submitted to Planning Board on September 24, 1987. Anna seconded motion. Vote unanimous.

John murray: Map 8 Lot 43D Zone V
Mr. Murray would like to build a garage and breezeway. Lot is a little over an acre. Lot is in compliance of ordinance. Needs to get a variance from the Zoning Board of Appeals. If he attaches garage to the house he can maintain sideline requirements, he will be 20 ft. from sideline. With breezeway he would only be 11 ft. from sideline. He will decide if he will go before the Zoning Board of Appeals.

Oak Point Assoc.: Zone AR
Howard Hall, Fran Lapierer, Robert Woodman, has changed subdivision plans, now wants to build a cluster housing called Westridge Commons. Will leave approximately 70 acres of land untouched, 40 apartments with 2 bedrooms each, 2 parking spaces provided per unit, have had 18 test pits dug already. Will need additional sites for septic systems, should have a recreation area. The rest of the lot will not be developed. Should have clearly defined and marked area for no hunting. Board would like to see more room between buildings, should have sidewalk in front of building. Concerns about circular drive, with speed of cars. Will be middle income family dwellings, no obstructions between buildings. Plan shows island on driveway to have a separate exit and entrance. Board suggested island to be larger. Will be built in phases, probably will take two years to complete, Colonial style house approximately 17' x 28'. Board suggests to have a Public Hearing, to get input from people. Abutters should be notified by Mr. Hall. Board requests that Mr. Hall submit a request that the subdivision and conditional use permit be combined. Entrance road should have a turn-around so people do not have to go all the way in. Dumpsters should be placed near the exit of cluster possibly secluded. Will check with the Post Office as to where the mailboxes should be located. Board suggested having 2 buildings with 30 ft. between and then 2 with 50 ft. to stagger them.
Date of Public Hearing set for October 15, 1987, 7:30 P.M.

Anna moved to accept plan submitted as sketch plan dated 9/15/87. Larry seconded. Vote unanimous.

IV Old Business:

Ray Janson:

Would like to obtain a temporary conditional use permit, he is having subdivision plans drawn up. At one time Bonnie Brae was upstairs, Daley Bros. down, and WEBSCO had the remaining space. Now Bonnie Brae is upstairs, Real estate office down, and the third remaining space Mr. Janson would like to rent for Video Rental. The lot is split by the V and AR Zoning. Lot is 4 acres. Building is split by Zone. Real estate is in AR Zone and the rest of the building is in the V Zone. All he needs is a subdivision approval. Anna moved that the Town not prosecute his subdivision because he is in the process of completing a subdivision plan. This plan to be approved by 90 days. Dwayne seconded. Vote unanimous.

Harold Hutchinson: Map 4 Lot 13 Zone AR
Mr Hutchinson would like to build a garage about 6 ft. from the house, 24' x 36'. If he sets garage even with the jut of the house it would set about 38 ft. from the road. Two acre lot is required he has 3.6 acres. He cannot meet setback requirements, he can meet sideline requirements. Will need to go to Zoning Board of Appeals.

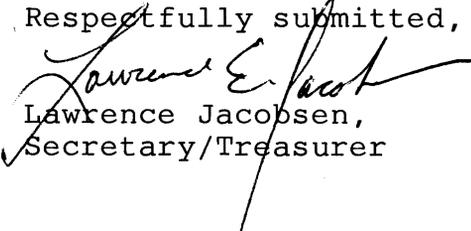
Code Enforcement Officer:

Send a letter instructing the CEO that the Beauty Salon in East Waterboro Village is not in compliance of conditional use permit and should either be brought in compliance or have their conditional use permit revoked.

V Adjournment:

The motion for adjournment was made at 11:30 P.M.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer







TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board October 14, 1987

Meeting called to order at 9:10 P.M.

I Rollcall: Doug Foglio, Larry Jacobsen, Roland Denby,
John Roberts, Alt. John was empowered to vote.

II Roland Denby moved to dispense with the reading of the
minutes. John Roberts seconded. Vote Unanimous.

III Communications and Bills:

1. Copy of letter mailed to CEO of East Village Hair Styling, Violation.
2. Copy of letter from CEO mailed to East Village Hair Styling, Violation.
3. Copy of letter from CEO mailed to Robert Jones, Violation.
4. Copy of letter from Deputy CEO mailed to Mr. Croteau, Violation.
5. Memo from Housing Subcommittee, York County Affordable Housing Study.
6. Letter from Edith Heck, Hearing on Westridge Commons.
7. Copy of Deed (Proposed Westridge Commons)
8. Letter from K. Lovell with Enclosures, Birchcrest Developer.
9. Copy of letter mailed to Andrew Timmis, Re: Janson Property.
10. 1987-88 issue Maine Enterprise.
11. Sept. issue Community Connections.
12. Copy of Preliminary Assessment Report, Waterboro Patent Corp. Site/DEP
13. August issue Zoning News.
14. Citizens to Save Maine's Heritage flyer.
15. Copy of Superior Court Civil Action SMF vs. Waterboro.
16. DEP Memo.

IV Appointments:

8:00 P.M.	Lionel Belanger	Map 7 Lot 76
8:30 P.M.	Donna Morrill	Map 4 Lot 44
8:45 P.M.	Kenneth Nagy	Map 11 Lot 51
9:00 P.M.	Shawn Shoemaker	Map 43 Lot A-828
9:15 P.M.	Lora Drummond	Map 52 Lot 24

Lionel Belanger:

Map 7 Lot 76

Subdivision Plan Preapplication: Shoestring law situation. The number of entrances onto road could cause a situation that could allow the State to turn the road back to the Town. The road is a major artery. To cut down on number of entrances onto road the board suggested an optional plan for the lots to be positioned the opposite way of lot using a cul-de-sac design for the road into subdivision creating then only one entrance onto road. Mr. Belanger would like to have a separate entrance into proposed business site due to his trucks being a nuisance and a possible danger with children playing. The Board suggested possibly having a separate entrance for the back lot for the business and the same positioning of the remaining lots as suggested prior. Therefore still keeping the entrances to no more than two onto road instead of five. Board stated Mr. Belanger was facing two problems

1. With the State concerning number of entrances.
2. The Board has denied two or three previous applicants subdivisions with multiple entries onto roads.

Water suitability was discussed and the Board suggested that the results be considered and be used as a determining factor for placement of lots. Mr. Belanger could apply for a building permit for his place of business prior to approval of subdivision. He would be allowed to build. The Town is unhappy with the current aquifer problem in this area.

Donna Morrill:

Map 4 Lot 44

Needs a temporary permit for trailer to be moved to rented lot. Needs a conditional use due to time limitation placed by court order. Cannot place a slab for trailer in short amount of time. Roland Denby moved to give a temporary use permit to move trailer onto rented lot without a cement slab until September 1, 1988 at that time it must be made permanent or moved. Permit not to be renewed. John Roberts seconded. Vote unanimous. Be sure to have a lease agreement when applying for permit.

Old Business:

East Village Hairstyling Map 25 Lot 9
They would like the Board to know that there is only one business there. Board informed them that it is being advertised as two different businesses and is listed in the telephone directory as two different businesses. East Village Hairstyling and East Village Tanning. Correct way (Example) East Hairstyling and Tanning under one in phone directory as well. Parking in front of house is hazardous must come into compliance with conditional use permit. Close off driveway with a fence across front of property with a marked entrance and exit sign with opening not to be more than 20 feet opening. Allowing no one opportunity to back onto major highway in village. Use of parking lot at church a possibility would suggest they have in writing. If they come into compliance with the conditions of conditional use permit the board could see no reason stopping a building permit for remodeling of upstairs by putting a full dormer on rear of house and adding a deck since enough land.

Kenneth Nagy Map 11 Lot 51

Would like to add a deck onto the front of cottage towards pond supported by concrete pile. Cottage is 96 ft. from the water. State law under the Great Ponds Act does not allow additions to go closer than 100 feet to the water. Mr. Nagy has an under sized lot. Doug Foglio moved to give a permit to allow right, left, or rear addition not to exceed 300 square feet to be put on post set in ground to frost line as long as he doesn't exceed town setback requirements of the town zoning. Roland Denby seconded. Vote Unanimous.

Shawn Shoemaker Map 43 Lot A-828

Cannot meet sideline setback requirements. Needs a conditional use. Must understand you almost need a surveyor to position house. Must be 50 ft. from the road. John Roberts moved to accept plot plan as shown allowing 29 ft. on side abutting Lot 827 and 33 ft. on side abutting Lot 829 and meets front and rear setbacks. Roland Denby seconded. Vote unanimous.

Lora Drummond

Map 52 Lot 24

Would like to open a ceramic shop in basement of home. She is third from cul-de-sac. There will be no problem with parking on street since driveway is adequate for parking. House built in 1975. She will have no employees it will be a home occupation. Classes to be held Monday & Tuesday 3 hours in the afternoon and Thursday evenings only for same amount of time. Aproximately 8 per class. Could be approved on conditional use that after six months it could be reviewed and problems or complaints discussed if none a permit could be issued. In lieu of deed covenants or restrictions. None stated. Area covered could be a problem with influx of traffic. Roland Denby moved that conditional use permit be issued subject to review of operation to be assessed from complaints received, if any, traffic problems etc., or at request of Planning Board, if no complaints conditional use shall stand. John Roberts seconded. Vote unanimous. Name of business Country Charm.

Old Business

George Roberts wishes to move cottage to back lot approximately 25 to 40 feet from current location. John Roberts moved to allow George Roberts to move his cottage back to second lot as long as it is further back from water and meets all setback requirements or comes no closer to the sideline or rear setback than he is now. Larry Jacobsen seconded. Vote unanimous.

Robert Hamel Jr. wishes to renew conditional use permit until August of 1988. John Roberts moved to renew conditional use permit until August 1, 1988 at which time it becomes permanent or is moved. Larry Jacobsen seconded. Vote unanimous.

New Business

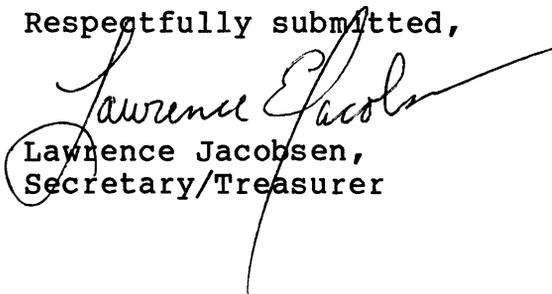
Send letter to Selectmen stating that we believe the Pizza Barn should not be issued a permit until they come into compliance with the conditions of the conditional use permit and furthermore under the original permit to Pennell the septic system was not adequate for long term use of a full service restaurant and should be updated with a specific period of time within foreseeable future.

Send letter to Birchcrest Developers. There was a quorum met at the meeting and it was decided that a Public Hearing would be scheduled for October 28, 1987 at 7:30 P.M. for review of the realignment of lots in Birchcrest Development.

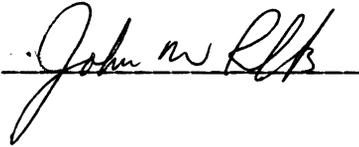
V Adjournment

The motion for adjournment was made at 12:00 P.M. Midnight.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer





Westridge Commons Public Hearing
Minutes
October 15, 1987

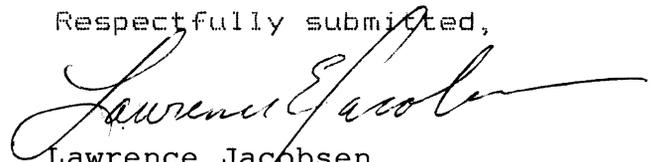
Meeting opened at 7:45 P.M. Planning Board in attendance Roland Denby, John Roberts, Dwayne Woodsome, Larry Jacobsen, Doug Foglio. Karen Lovell, town attorney was also in attendance. Approximately 50 concerned citizens were in attendance.

Opening statements from Mr. Foglio informing people that this subdivision was in sketch plan stage and that possibly several more meetings would be scheduled prior to final acceptance. Mr. Hall's attorney made brief statement concerning proposal. Proof of notification of abutters for Public Hearing were given to the Planning Board. Photos of a look alike development now in existence were shown as an example of what people could expect from Mr. Hall's proposed project.

Meeting then opened for comments from the audience. Mr. Woodard inquired of deed restrictions placed upon Mr. Hall by Mrs. Heck at time of sale of property. Deed restrictions are not enforceable by the town. Karen Lovell clarified that this was a civil matter between Mrs. Heck and Mr. Hall. Mrs. Heck was noted as being concerned, noting letter received from her prior to hearing. Mr. Woodard noted that Mrs. Heck was sick over the matter. Also noted that Mr. Vitello's letter concerning a variance requirement, was explained that 80,000 square feet per unit is all that is necessary in the AR zone. Mr. Vitello is misinformed. Mr. Benton voiced concern as to development of the remaining acreage. Information given on Board's normal handling with similar cases. Stipulations such as conservation easement or 20 to 50 year restriction or possibly a never to be divided or sold. In the event that a rezoning application were made and the zoning were changed it would not effect this development. Mr. Woodsome voiced concern that Mr. Hall might be able to sell the proposed rental property as Condominiums. Board could stipulate that it always remain as one combined unit. Ms. Blouin was concerned with taxation on rental property would not be equal to 40 separate houses. The cost to educate children being \$2,000., per child the proposed cluster possibly would not generate enough to cover this expense. Also concerned that the cluster type housing was being used because the land area would not support 40 individual houses, however, clustered together in 10 acres one could bypass this problem. Rural communities were better to have 40 houses than cluster housing keeping rural characteristics. Carol Lee Ferris presented information regarding the effects on wildlife with single housing versus cluster housing. See attached literature. Mr. Woodard presented and read a 2 page statement placed on record. (See attached literature) What are the sideline setbacks and are they going to be met? The road before proposed driveway is very crooked being very dangerous. Noted that setbacks were correct and would be met. The Board voted for a Public Hearing with suggested changes and from here the suggestions and comments made by those in

attendance would be discussed with Mr. Hall at the next meeting for the subdivision. The town at the last Town Meeting required that all developers have a hydrological survey done to insure that over taxation of water supply would not occur. All of the information would be turned over to professionals. The Town has taken steps to insure best results for growth. Mrs. Laskey noted again the deed restrictions and also that the West Road was very special to many people and that Mr. Foglio was one of those people. Concerns were voiced as to the area being kept rural that most people had an average front setback of 200 ft. Board needed to consider the rampant development. Concerns also that the people present were not being listened to. Mr. Stanton felt that there was a lot of bitterness and resentment being expressed. He would like to note that he felt the cluster type proposal was a good idea. Rent expected to be \$650 to \$700 per month; however, a projection was not to accurate since it would be a four year projection of prices. People also expressed concern over the appearance of rental properties in a 6 month time frame. Rental properties tend to show wear sooner than individual houses. Fear that the West Road could not handle the added traffic flow was voiced. Driving on that road very hazardous. Growth ordinance would help keep down growth. Meeting closed at 9:15 P. M.

Respectfully submitted,



Lawrence Jacobsen
Secretary/Treasurer



Robert E. Deuly

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board Oct. 22, 1987

Meeting called to order at 7:45 P.M.

I Rollcall: Larry Jacobsen, Roland Denby, Anna Jackson, John Roberts, Doug Foglio, Dwayne Woodsome, Mike Hammond.

II Minutes: Mike Hammond moved to accept minutes of Sept. 9, 1987 meeting as printed. Dwayne Woodsome seconded. Vote Unanimous.

Doug Foglio moved to accept minutes of Sept. 24, 1987 meeting as printed. Larry Jacobsen seconded. Vote Unanimous. Minutes of October 14, 1987 meeting to be discussed under Old Business.

Board discussed state aid roads. What part the new building might play in roads being turned back to the town. Also Doug informed the board that he had spoken with Lee Weeks from the Department of Transportation concerning Westridge Commons and the proposed traffic of eighty more vehicles. Mr. Weeks said that the proposed new traffic would hardly be noticed. That as far as the State was concerned the more traffic the better. The more traffic would insure that this road would not be turned back to the town.

What type of business does Mr. Belanger intend to have? Will it make a difference what type in the area he intends to build?

Andrew Timmis noted that Mr. Bradley will meet with the Planning Board concerning aquifers.

Comments made concerning ordinances how the town could restrict building permits, subdivisions. Possibly new zoning could address the handling of minor and major subdivisions.

Selectmen have given permission for the Board to seek legal assistance concerning the Conditional Use Permit issued to SAD #57 for the Waterboro Elementary School. The Town supercedes the State on this issue. To date they have failed to attempt to comply. The purpose of the fence requirements were to give only one access to the school. The roads are not safe for potential walkers on a daily basis. Busing necessary due to hazardous road conditions. During school hours the fence should be closed. The most recent survey on traffic showed an increase of 947 cars per day from 1981-1986 directly in front of the school.

III Communications:

1. Letters concerning Westridge Commons
2. Saco River Corridor Comm. Public Hearing Notice
3. Letter from Selectmen Re: Robert Jones Violation
4. Letter to Birchcrest Developer
5. Letters concerning Pizza Barn
6. Copy of letter CEO sent to Ed Lacourse (proposed addition)
7. File copy Re: Conservation Comm. Gifts/Conservation Easements
8. Copy of letter CEO sent to David Benton Violation
9. Copy of correspondence Re: Janson Property
10. Copy of letter from Selectmen to Karen Lovell
11. Sept. - Oct. issue Maine Enterprise

IV Report of Officers and Committees:

V Appointments:

Robert Potter Map 32 Lot 64 Zone AR
Repair existing Boathouse. Paperwork to the State is not done as of this date. Existing boathouse is about forty years old. Approximate measurements 12 ft. x 20 ft. Mr. Potter is required to obtain DEP permit. Permit to be conditional upon receiving permission from DEP. The town stopped repair efforts. The boathouse extends into the water about 20 ft. He has sauna tubes replacing rotted posts. He has informed DEP of this, the person he spoke with told him not to remove these if they were already in place. Andrew suggested further checking before going much further. It depends whom you speak with from DEP as to decision made. It is necessary for Mr. Potter to come before the Board because he needs a non-conforming structure building permit. Reference to Section 9.03 of zoning ordinance. Intended to put solid base and resheath roof. Mike Hammond moved to grant permit contingent upon state permits. Base structure to be original. Shoring up bottom, reshingling and replacing only what is necessary of roof and siding. Motion withdrawn. Board to review after Mr. Potter receives State approval. He must not expand the structure. Draw a sketch with dimensions of building as it exists. Site inspection with the CEO. Come in when you've contacted the state. Call Sharon and schedule an on site inspection when you've applied to the State for necessary permits.

William Rollins Map 6 Lot 3B Zone AR

Permission to live in trailer and to change building permit. Has a building permit for a 24 x 24 chalet that he did not build. He built instead a 12 x 24 camp and added a 16 x 40 addition. The rough wiring and plumbing are complete. The camp to be two bedrooms now. Only structure on the lot except the trailer. No permit for the trailer. Did not know one was needed. Owned 15 acres prior to sale of a five acre lot sold this year. Has met all setback requirements. Mr. Rollins was burned out, had lost everything, had no place to go. He is 50 ft. from lot sold this year and 150 ft. from the road. He is beyond time allotted needs permit to remain. Roland Denby moved to grant Mr. Rollins permission to stay in trailer for 30 days. Section 2.07 Mike Hammond seconded. Vote Unanimous. If Mr. Rollins finds that he needs longer he was instructed to contact Secretary and he could come to a Board meeting under Old Business. He is to come in Tuesday night from 6-9 to get the building permit squared away with the CEO.

John Zappala Map 51 Lot 3 Zone AR

Would like to construct an RV Port. Was denied by the Building Inspector could not meet 35 ft. sideline setback. House was built in 1982. Has 36 ft. between the property line and existing garage. Structure to be put on would measure 12 x 24. He would be 24 ft. to his side line setback. The house to the right of him is about 45 ft. from his house and sets ahead of his house. To the rear he is approximately 15 ft. Noted that his neighbor to the rear built within 15 ft. of the property line. McAuliffe subdivision #8. Mountain View Rd. Lakeside Estates. Subdivision in March of 1973 preempts zoning. Lot is grandfathered. Addition needs conditional use and variance. Wooded area between he and neighbor. Had checked with neighbor and he does not mind. On site inspection scheduled for Oct. 23, 1987 at 9:30 A.M. Anna, Roland and Larry to go. Board to act under Old Business at the November 9, 1987 meeting.

Micah Henson Map 11 Lot 16-3 Zone AR

Wishes to live in 5th wheel trailer while building house. In six weeks they plan on moving into cellar. He has power and well in. He has a self contained unit. Disposes of sewerage by digging a deep hole adding lime and closing the hole. Four to six weeks should have septic system in, waiting on Brian Howard. Carroll to put septic in as soon as Mr. Howard is finished. N. E. Log Subdivision. The Board expressed its major concern with the handling of the sewerage. Mr. Henson stated that he dumps about every other day. Dwayne Woodsome moved to issue permit allowing Mr. Henson to live in trailer for 30 days. Section 2.07. Before the board could extend this permit Mr. Henson must have septic tank installed. Corrective measures to be taken with current dumping of sewerage should contact Mr. Fay of G & F Septic Removal or someone in the same business and should have them hook on to the sewerage to dump occasionally. Mike Hammond seconded. Vote Unanimous.

Old Business:

Special Meeting with Westridge Commons scheduled for Nov. 5, 1987. Meeting of the Board at 7:30. To meet with Mr. Hall at 8:00 P.M. for Review of Public Hearing.

Board noted that all people, CEO, Selectmen should be informed of a multi-business subdivision (in house) in order for action to be taken.

Discussed possible upcoming subdivisions. Mr. Jones and Tony Andreottola were mentioned.

Willie's Little Ossipee Pizza does not feel that a 20 ft. entrance is adequate. Andrew Timmis informed the Board that he had informed the new owner that the storage shed which has the refrigerator in it would need Zoning Board of Appeals approval for it to remain. Letter from the Earl's was discussed the Board did not feel they had the right to request a fence to be put up on property line as requested in the letter. There is 60 ft. from the building to the property line not really enough room for cars to enter with any more than a 20 ft. opening without possible accident. At the meeting with the Selectmen held at the time of the Victualers hearing the selectmen assured the Planning Board that Willie's would be one business only with one entrance, one name, one cash flow. Dwayne Woodsome moved that a permanent fence 3 ft. high, post to frost line no further than 10 ft. apart be put along front with a 24 ft. entrance marked entrance and exit and be taken care of within 30 days. Roland Denby seconded. Vote Unanimous.

Send a response to Mr. Vitello concerning the Westridge Commons Public Hearing. Copies of pages of the zoning ordinance to be enclosed dealing with AR zone, in which the subdivision falls.

Minutes of October 14, 1987 to be corrected. East Village Hairstyling. Add: fence to be a permanent structure able to withstand the elements has to measure 3 ft. high with post to frost line, posts to be no further than 10 ft. on center apart. Must be maintained by owner. Terminous on both ends.

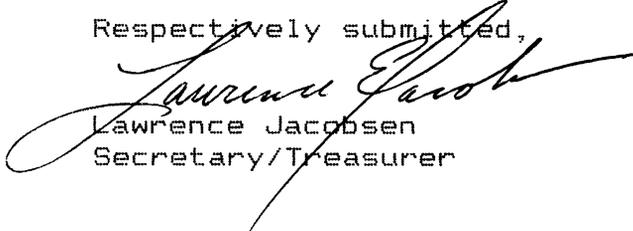
New Business:

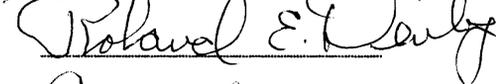
Lee Weeks information discussed at the beginning of the meeting.

Adjournment:

The motion for adjournment was made at 11:05 P.M.

Respectively submitted,


Lawrence Jacobsen
Secretary/Treasurer


Birchcrest Acres Public Hearing

October 28, 1987

Planning Board Members in attendance; Doug Foglio, Mike Hammond, Dwayne Woodsome, Larry Jacobsen, Anna Jackson.

Meeting called to Order at 7:45 P.M.

Original copy of the subdivision plan was displayed on bulletin board along with new re-alignment proposal of the remaining undeveloped parcels. Mr. Guy Raymond and Mrs. McDowell have surveyed property and have found the original survey to be incorrect and inadequate. The property has been resurveyed and the proposed re-alignment is as close to the original as possible. Does the State law permit the re-alignment? The town attorney and Mrs. McDowell's attorney have been contacted. The Planning Board felt the next step was to get input from the public, therefore scheduling this Public Hearing.

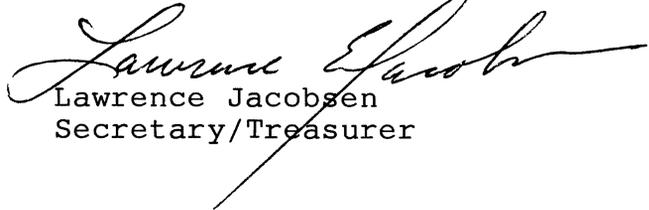
John Tufts, after reviewing the proposed changes question the comments printed near his existing lot concerning a Quit claim deed. Paul Bureau, Mr. Raymond's representative was not sure and said he would have to ask the surveyor for this information. To the best of Mr. Bureau's ability he believed that Mr. Rossborough could not find documentation of the lot in question. Mr. Tufts said that he had been to the courthouse and found the information in question and would be willing to help out with further research on his lot.

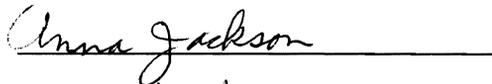
Alfred has on record a 100 x 100 square lot behind Mr. Tuft's lot. Mr. Bureau stated that from the information given them by the surveyor the boundaries could be off by quite a bit. The boundary of the subdivision is right. It is the internal lots that there is a discrepancy on. There is a definite possibility that the existing owners could have more land than they were aware of. The calculations for the internal lots was totally inaccurate however, the external line is correct. Reference to letter on file concerning a note that would be incorporated in all deeds was made. (See file for further information) There are fourteen remaining lots to be sold. Mr. Libby was concerned with his well being on another lot after re-alignment of lots. Something could be worked out with the owners to insure that Mr. Libby would be able to service his well. Concern voiced by Mr. Tufts with the maintenance of the road. Mr. Libby has plowed the road for the last five years. Mr. Foglio informed those present that all roads have to meet town standards before requesting that the road be accepted by the town as a town road.

The new re-alignment of lots do not meet the required 20,000 feet. The end lot has 21,000 ft. there is enough land available if aligned properly all lots would meet the required 20,000 ft. All zoning standards must be met by the standards at the time of the original subdivisions acceptance. Also noted that Lot 9 had no access to the walkway. Should have same accessibility as other lots. Mr. Tufts lot must have documentation before quit claim deed would be issued. Before sale of further lots boundaries to be surveyed and marked. Would like to insure well is for Mr. Libby use solely, owner's should seek a solution to this problem.

When proposed houses go in the 75 ft. setback requirements must be met. Arrangements should be looked into for the maintenance of the road. The current right of way (road) does not meet town standards. A possibility of land owners abutting right of way to allow an easement of property of possibly 15 ft. each side of road to allow road to meet town standards. The subdivision was approved in 1971 and has laid dormant until recently. When the new owner's tired to survey they realized that the pins had either been moved or lost they found the bogus job done. The further they went with the surveying the more compound the problem got. Board could do nothing concerning the road other than to voice the subdivisions concern. Suggest that the owners look into this with the existing property owners and try to come up with a solution. Hearing closed at 8:34 P.M.

Respectively submitted,


Lawrence Jacobsen
Secretary/Treasurer





TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Special Meeting of the Waterboro Planning Board October 28, 1987

Meeting called to order at 8:50 P.M.

I Rollcall: Doug Foglio, Dwayne Woodsome, Larry Jacobsen, Mike Hammond, Anna Jackson. Anna was empowered to vote.

II Minutes:

III Communications:

IV Report of Officers and Committees:

V Treasurer:

VI Appointments:

George Proach: Temporary permit for 12 x 60 mobile home while building. Map 32 Lot 57 Problems with land transactions in the past. All problems have been resolved to Mr. Proach's understanding. Son is building a house and has had problems with the contractor has decided to build the house himself would like permission to move a trailer in on land and live their while constructing house. This would require no changes to the original permits. Perspective location of mobile home would be between well and septic. Trailer to be hooked into septic system. Trailer would have to meet setback requirements. Request permit for one year. As soon as occupancy permit issued the trailer must be moved. Proposed site for trailer would not meet setback requirements. A problem with the existing trees. Some would have to be cut. The board requires that the septic system and a well be installed before trailer to be occupied. The board could request a slab to be installed as well. In such cases the board usually waives that requirement. Board feels that an on site inspection should be done before any action taken. On site meeting set for Monday, November 2, 1987 at 9:30 A.M. Will someone be there or could they mark the area in question. The Proach's to meet the committee at designated time.

Dorothy Dugas: Construct sunporch on NE side of house. Map 38 Lot 28 Deck must not go towards the lake in any way. Representative with Mrs. Dugas said that the existing steps could be used to get to the proposed deck. Deck to have a railing, could not be closed in at any time in the future, no roof over it. Porch to be 12 x 13. Porch would be an expansion and the Zoning Board of Appeals had approved replacement of a 27 x 25 cottage. Board felt they could issue a permit conditional to never have roof over it and never to be enclosed with use of stairs at the back as an entrance onto deck. Board scheduled an on site inspection on Monday, November 2, 1987 at 10:00 A.M. Board to act under Old Business on November 5, 1987 Special Mtg.

Russell Wright Remodel existing Cottage (lakefront) Map 33 Lot 1 Extent of remodeling? Wishes to raise roof, put in new windows and doors. A foundation was installed in 1981. Mr. Wright did not know how old the septic system was. State requirements when making seasonal residence into year round residence a new septic system must meet today's standards. Mr. Wright would need to have proof of meeting those standards or replace in order to comply with those standards. Someone could pump out the septic tank and certify the size of the tank. Possibility that only a new leach field would be necessary to replace. The new roof should not block neighbors view. To replace roof with a different pitch than exists. Would not be enlarging the exterior of building. Mike Hammond moved to approve under Section 7.01, 9.03 of Remodeling with the stipulation that Mr. Wright show the Building Inspector a new design for septic system or a certificate proving existing system meets today's standards before permit be issued. Larry Jacobsen seconded. Vote Unanimous in favor.

William Welch Addition to present home on West Shore Road Map 38 Lot 36 Pictures of existing property shown. Plot plan shown noted yellow outline to be proposed addition. Deck shown is existing wishes to enclose. A hill behind existing cottage. Would not block neighbors view. Septic system installed by Glen Bean in 1975. Proposed addition to be the same and hewn log exterior. Proposed use of addition to be a 2 bay garage. Back wall of garage to be concrete. Loft garage over garage. To be a single family dwelling. Mr. Welch insured the board that this was a retirement home for he and his wife. Since Mr. Welch is changing the use of the cottage for seasonal to year round the distance from the existing field to the lake does not meet standards. If he abandoned garage and closed in the deck would he be able to do so without upgrading the septic

system? Informed that it was the change from seasonal use to year round that made the upgrading necessary. Possible Mr. Welch could contact someone on a new leach field and come back before the board. How long a time from obtaining building permits to start of construction? Six months from the date of issue to the start of construction required. Anna moved to allow permit for addition under Section 2.08, 3.03, and 7.01 with the condition that Mr. Welch must upgrade septic as per State law Title 30, Section 32.23.. Mike Hammond seconded the motion. Vote Unanimous in favor.

Michael Libby Replace existing cottage to year round home. Map 36 Lot 3. Existing cottage not adequate frontage from the lake to replace cottage 100 ft. from lake. Existing cottage 36 x 22 to be replaced with 36 x 26 house. Currently there are two cottages on the same lot. Father to own one. Is it possible to split the lot? Board informed them it was not possible. Would like to build new but possible to use some of the existing building if necessary. Could move the cottage over while putting a foundation in if necessary. The board felt they should give serious consideration to having one remaining residence upon completion of construction of new home. A copy of the deed for the board requested. Board scheduled an on site inspection for Monday, November 2, 1987 at 9:45 A.M.

Richard Hall Build single family dwelling on Map 38 Lot 37A. Mr. Hall has land equaling 1/2 lot. Proposing to move back about 20 ft. from existing site, approximately 70 ft. from front of lake to deck. Not proposing to enlarge, current cottage 27 x 26 new to be 24 x 26. Lots not surveyed recently is not sure of exact lot lines. Board wishes to have land surveyed and to place new building in direct center of the lot. The Board felt that this was a definite improvement. Doug Foglio moved to grant permission under Section 2.08, 4.02 and 7.01 to remove existing building on Map 38 Lot 37A and to grant permission to build a new 24 x 28 structure with an 8 ft. deck or porch to be no closer than 70 ft. of high water mark of lake. Lot to be surveyed and the surveyor to locate the building so it is centered on the lot and a current HHE 200 form to be presented before building can be removed, and building permit issued for new construction. Erosion controls, must make ample provisions. Mike Hammond seconded motion. Vote Unanimous in favor.

James Niles Build garage connected to house Map 7 Lot 61C. Wishes to add an 8 ft. breezeway with a 24 x 24 garage attached. House built in 1979. Dayton sand and gravel owns property next to him. Planning Board cannot act. Must go before the Zoning Board of Appeals. Doug mentioned that his fee to come before the Planning Board might possibly go towards the Zoning Board of Appeals application fee. Mike Hammond moved to grant under Section 306.01. Dwayne Woodsome seconded the motion. Opposed Unanimous. Mr. Niles request denied. Should possibly investigate to see if the lot is grandfathered.

William Cotsifas Map 28 Lot 2

Mr. Cotsifas inquired as to why he had to meet so many requirements. Why he could only have one business and one entrance and exit areas from parking lot. Board and Town Planner felt that they had updated Mr. Cotsifas prior to the purchase of said property and he knew in advance all problems and conditions that he would need to meet. Mr. Cotsifas attorney was updated with the prior history of the properties from the information on file (see file for further information needed). The meeting that took place with the selectmen and members of the Planning Board on the evening of the Victualers Hearing to inform the Realtor and Mr. Cotsifas of conditional uses that would need compliance is on record. If the video rental is to remain it will have to have entrance to from the main door and will have to be a part of the Willie's Little Ossipee Pizza Business. The attorney informed the board that Mr. Cotsifas had contacted the Me. DOT requesting a traffic study to determine the hazard of the intersection in question. The Board informed Mr. Cotsifas that Mr. Lee Weeks from the State had informed Mr. Foglio that the town restrictions and conditional uses spercedes any state requirements in matters like this. Mr. Berube, the previous owner had volunteered several things and had never complied. He had been in violation on several counts and the board had held off on acting when informed that the business was being sold. The board had notified the Selectmen's Office of the violations and had requested that a permit not be issued until the Business comply with the conditional use permit.

Therefore the reason for the 30 day victualers permit only. Mr. Elwin, the realtor, was informed by Mr. Timmis of all the pending problems so that the person purchasing the property, Map 28 Lot 2 would be aware of all the information prior to closing on the purchase. The only conditions required are as stated in the Planning Board's October 22, 1987 Minutes. A copy was given to Mr. Cotsifas. The board noted that they could have requested more but had been lenient knowing that Mr. Cotsifas was just opening up. The decision to permit one entrance/exit only was determined by using the zoning ordinance Sections 4.03, 2.08, 6.01, 5.01, 5.04, 5.02, 5.03 as well as others not stated. The board felt they had the right to ask Mr. Cotsifas to comply with the original conditional uses. Several violations noted by Mr. Berube that eventually will need to be dealt with however, the major concern at this time is that a fence be erected as instructed in the Oct. 22, 1987 Minutes of the Planning Board.

Mr. Ray Janson: Does the board feel that they could issue a temporary conditional use for the rental of the fourth rental in the old Bonnie Brae building. Board could not approve until they see a subdivision plan as instructed in the conditional use already issued for the third rental (video store).

No action to be taken until a later meeting concerning Mr. Zappala.

Motion to adjourn was made at 11:40 P.M.

Doug requested that Page 11 of the Floodplain Management Manuel be included with the Board's copy of the minutes.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer

Michael Hammel

Anna Jackson

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Special Meeting of the Waterboro Planning Board Nov. 5, 1987

Meeting Called to Order at 7:47 P.M.

I Rollcall Roland Denby, Anna Jackson, Dwayne Woodsome, Larry Jacobsen, Mike Hammond. Anna Jackson was empowered to vote.

Old Business Discussed the on site inspection of Mr. Zappala's lot. The proposed addition of an RV Port when built would leave a 24 ft. sideline allowance. The adjacent lot is very high and this proposed addition would not be intrusive. Recommend that Mr. Zappala get a written release from his neighbor before any action taken by the board. Lot is grandfathered and because of this Mr. Zappala could go within 10 ft. of his line.

Crabtree Acres: C and F&A Zone Sandra Niles would like to buy last lot and split it into (3) lots. One to be kept by parents and the remaining land to be split between two daughters. Lot is 28 acres. Would they have to go through subdivision? Dependent upon restrictions. (1979 Subdivision) Would they need a release from everyone in the subdivision? Board suggested that Mr. Timmis seek a legal opinion.

IV Appointments 8:00 P.M. Westridge Commons Public Hearing Review. Mr. Hall has a receipt for sketch plan. Act on Public Hearing. Mr. Hall was bothered that he might have got off on the wrong foot. His intension is to someday turn this subdivision into condominiums. Set up for couples fundamentally. He was also concerned with the concerns of the neighbors. Has toyed with the idea of changing sketch plan to single family housing units to be designed with same cluster layout with possibly 19 units. If Condominiums who would maintain the buildings? Mr. Hall explained that there would be an association formed. There would be a monthly cost to the owner's. If payment not made the Assoc. would put a lien on the property and it could not be sold until the lien was taken off. Each owner of the Condo's would hold a 1/40 interest in the common land with the Assoc. to be the owner. The Assoc. would have the power under the law to establish reasonable rules and guidelines, such as noise,

pets, parties, change to structure etc. If these rules were reasonable they could handle such problems and the rules would be enforceable in a court of law. Mr. Hall will supply Board with a copy of By-Laws for attorney review. How would Mr. Hall protect himself from empty rents? A person would be hired (possibly a retired person) to look after the property. Did Mr. Hall intend to have an underground electrical service to the subdivision? Yes, if allowed by Central Maine Power. The location of the sewerage disposal to be in the center of the cluster. Upon completion of the project, if done well, the intent of Mr. Hall is that one side of the cluster would not be able to see the other. Mr. Hall's intent is to leave as much of the area untouched as possible. Utilizing the existant trees as much as possible. Why the positioning as close to sidelines? Mr. Hall's Engineer after inspecting the lot suggested that this was the best possible location because of the lie of the land. A community well or possibly individual well's would supply the water to development. Would know more after geological study. Mail boxes to be housed at the entrance of development a possibility, however, Mr. Hall has not yet checked with the Post Office as to regulations. Dumpsters as shown would need to have a screen of some sort. Usually dumpsters are an eyesore. Mr. Hall assured the Board that upon Final Plan Acceptance all of these foreseen problems would be well taken care of. Would buses go into development? Mr. Hall's intension is that the development remain private property with maintainence the responsibility of the owner of the cluster unit (himself or an association). Some Board members felt that an apartment complex would have less impact on the surrounding area than (19) individual housing units. Mr. Hall felt that the surrounding neighbors were speaking from the heart and not the head at the Public Hearing. It was generally stated that single family housing with three bedrooms would have more children than two bedroom rental units. The wildlife in the area was an expressed concern at the Hearing. Mr. Timmis had researched the information provided by Ms. Ferris and had found much of the information did not pertain to the area. He felt that leaving approximately 65 acres open for wildlife to be the most successful for this area. Mr. Timmis also stated that there were no minor tributaries. Taxes were discussed. Assessing of Condo's versus Single Family Houses. Mr. Hall felt that the value would be about the same for whichever way the land would be developed. Clarification of type of development this Proposal was. Cluster or Planned Unit Development. PUD required sideline setbacks to be 125 ft. whereas Cluster required 35 ft. setbacks. Board and Mr. Hall referred to Zoning pages 16, 39, 61 and 64. PUD usually housed store or office space as well as housing units. Cluster to have living space only. Would this unit have any influence on the surrounding homes taxes? Would it increase or decrease property valuation? Mr. Hall felt that it would not increase valuation . Usually a decrease to be reflected. This was a conditional permit and therefore should not make difference to surrounding land and home owners. Cluster

development on Pgs. 40, PUD 2nd paragraph was read also pg. 41 these references answered questions of any further future subdivision of remaining 65 acres. The Condo documents between owners and assoc. plus the town and developer had more than clarified and stipulated no further future subdivision of remaining 65 acres. Legal restrictions could not be placed on developer to never allow the rental units to become condo units. Traffic? A count on West Rd. from DOT definitely would help. A copy of document from the State concerning road would be provided by Oak Point Assoc. What was Mr. Hall's feeling on pets? Mr. Hall said not usual with rentals. Mr. Ron Woodard felt that the following things had not been brought up that were addressed at the Public Hearing: Road concerns, 40 two bedroom units would definitely produce more traffic than 19 three bedroom single housing units. Also felt that there would be less children from the 19 houses versus 40 rental units. People at the Public Hearing were not opposed to development but consideration should be taken to the surrounding area. Another person in attendance commented that the West Road should not be developed at all. Chairman asked why develop the lot on West Rd instead of the back of the lot on the New Rd. Mr. Hall had been instructed that the New Rd. was only 13 ft. wide and that he should not access any development to that road. Mr. Hall stated that if upgrading of the West Rd. became necessary because of development of his property he would be willing to pay his fair share. The entire West Rd. needs upgrading and Mr. Hall doubted that his development would be the cause of needing the upgrading. Mr. Hall had chosen to use a cluster with circular drive instead of a road because he felt it easier to maintain. The West Rd. is currently 18-20 ft. wide. There is plenty of room for widening of this road. Stone walls would have to be removed if the road upgraded because they fall within the easement. Some states require that the stone walls be moved instead of removed, however, Maine not one of those states.

Mr. Hall will have to seek DEP approval. Future Public Hearings would be scheduled at a later time. Board members made comments addressing the rentals versus single family housing. In favor as well as against. Mr. Hall went with three bedroom family units due to bank approval. Mr. Hall welcomed the board members and or any future neighbors to view his development on Blacksmith Road in Wells. Just be aware that the parcel of land had been stripped prior to Mr. Halls' having bought it. Mr. Hall was looking for some direction. His first plan submitted had carved the piece of property up with single housing units. His second a cluster leaving 65 acres undeveloped. Board members felt that within the next 10 years a small community would probably exist in Ross Corner. Oak Point Assoc. to send a copy of water quality erosion control to DEP.

V Adjournment Motion for adjournment was made at 10:00 P.M.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer

Michael Herrmann
Richard E. Derby
Anna Jackson

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board November 9, 1987

Meeting called to order at 8:00 P.M.

I Rollcall: Anna Jackson, Roland Denby, Mike Hammond, Doug Foglio, Dwayne Woodsome. Anna Jackson was empowered to vote.

II Minutes: To be approved at Dec. 9, 1987 meeting.

III Communication and Bills:

1. Letter from Selectmen Re: Robert Jones
2. Memo from Selectmen RE: Preliminary Budget
3. U. of Maine Cooperative Ext. Service Letter (Patch)
4. Maine Townsmen article
5. Letters concerning Westridge Commons
6. Notice Re: Willies Ossipee Lake Pizza (Victualers, Innkeepers, Tavernkeepers License Hearing)
7. Letter from Selectmen Re: Saco River Corridor Comm. Appointment to Committee
8. Letter from Mr. Kenneth Nagy (old business)
9. Letter from Smith & Elliott Re: Janson Property
10. Maine Assoc. of Planners Re: Membership
11. November issue of UPDATE

1. Doug Foglio to research and forward information.
2. Roland Denby to work on Budget.
7. Roland Denby will serve on the Saco River Corridor Comm.
8. Mr. Nagy taken up under Old Business

Secretary instructed to send an acknowledgement letter to Mr. Randall in appreciation for comments and that his letter would be placed into the records.

Old Business:

Mr. Proach: On site committee reports that temporary placement of trailer requested is less than 100 ft. from the water. It would be simpler to place the trailer on the front of the lot. On the back they would need approximately 200 yds. of fill in order to place the trailer in this location. In the location requested it would be easier to remove the trailer. Frontage preferred to leave as is until after building the house. Landscaping to be completed at that time. In order to clear towards the water they could take no more than 40% of existing trees (Section 7.01). Anna Jackson moved that Mr. Proach be allowed to put the trailer on the lot for one year, no closer than 75 ft. of the high water mark with septic system in place. No occupancy permit to be issued until the trailer is moved. Section 4.03. Dwayne seconded the motion. Unanimous in favor.

Shawn Shoemaker: Approval for sidelines given by the Planning Board at their Oct. 14, 1987 meeting. At that time Mr. Shoemaker had no problem meeting his front setback. He was instructed by the Board to be sure he positioned the house properly possibly having a surveyor place this to insure correct placement. Mr. Shoemaker's construction crew has placed the foundation exactly 50 ft. from the road. Mr. Shoemaker needs a 2 ft. variance to place a 4 ft. deck and stairs on the front of the house as designed. Board could not grant a variance was up to the Zoning Board of Appeals. This was not a hardship it is man made. Mr. Foglio to meet with the Town Attorney on Thursday, Nov. 12, 1987 will discuss your case and get back to Mr. Shoemaker.

IV Appointments:

8:00 P.M.	Ray Janson	Map 4	Lot 31
8:30	Sumner Campbell	Map 6	Lot 27I
9:00	Kasprzak	Map 13	Lot 75A

Ray Janson Map 4 Lot 31 Zone AR

Sketch Plan shown of Proposed Dayfield Condominium Subdivision. Preliminary subsurface is done and supplied to the Town Planner. Proposed 24 two bedroom units each having approximately 1150 sq. ft. each having a one car garage with placement of garages strategically to minimize drive entrances onto road in the development. Additional space will be provided for parking. This would be a private road, 600 ft. in length. Fire plug to be placed within development. Input from the Board was requested. With cluster style would leave 8 acres of open land to be left open. Driveways would be staggered. Propose a centralized bus stop and mailbox area. Two dumpsters provided near entrance. All units would be built on cement slabs. Showed sample drawings. Scheduled on site inspection Saturday, November 21, 1987 at 1:30 P.M. Also noted that a Public Hearing a possibility to get public opinion before too much money expended by the developer. The project to be clustered in less than 3 acres. Buildings not to take up 60,000 sq. ft. DEP approval on anything over 20 acres. Mr. Janson had inquired from DEP a need for approval. A David Hyott had informed him that approval from DEP was not necessary. The Board requested a written statement be issued from DEP. A water study would be necessary, with wells to be monitored. Board instructed Mr. Janson that a rough layout of the project would be necessary for the on site inspection. A more thorough study would be necessary by Mr. Bradley before he could offer an opinion. Seismic study currently underway by the town. Current subsurface testing shows 4 1/2 ft. to 5 1/2 ft. to water table where the septic system would be placed.

Sumner Campbell: Map 6 Lot 271

Property located beyond Star King Property. Approximately 100 ft. from the old bus turn around. Power to be brought in for the end of Middle Rd. Proposed project to be Duplex, eight units, with five acres allotted for each unit. To be rental units, two bedrooms each. A private road into the project. Middle road currently is not in proper condition and the Board members were concerned with the increase of between 8 and 16 more vehicles traveling on it. Floor plans were shown. Middle Branch Engineers are representing Mr. Campbell. Mr. Campbell stated they are doing the plans. The zoning would allow 8 units as a maximum dependent upon water survey results as to allowable number of units. Land was surveyed when purchased, copy of deed states 40 acres, land is well marked. Road into development to be approximately 282 ft long. Ed Bradley to review water survey for the Town. Mr. Large completed septic design. Planning Board very concerned on current road conditions. On Site Inspection scheduled for Sunday, November 22, 1987 at 9:00 A.M. Board instructed Mr. Campbell to clearly mark everything prior to the On Site Inspection.

Chairman requested members of the Board to review Section IV of the Zoning, concerning the power of the Board.

Ossipee Wood II Map 13 Lot 75A Zone AR

Previous plan submitted in both cases there was area left open towards the water. Two complete loops with a cul-de-sac and 68 acres of open space. Approximately

one mile from road to the water. Elevation on the river goes from 400 ft. to 310 ft. Aerial photos to be taken within the next month. The Board would be able to drive by vehicle around the entire development and walk through open space. Mr. Kasprzak commented about concerns on town maintenance of property to be given to the town. If not properly maintained it could be a nuisance to the property owners in the development. The town would have access to Lake Arrowhead. A foot path to the water or a road could be built for access to the water. The mineral rights to be kept by Mr. Kasprzak. The Conservation Committee might be interested in the management of the properties as a project. It would be necessary to lower the grade on one side of the proposed project. Would need a conditional use. There would never be more than 5 or 6 acres open at any one time. They would regrade and transplant trees from lot to newly excavated area. Saco River Corridor Comm. and DEP approval necessary. Intend to turn roads over to the town. Site walk scheduled for Monday, November 16, 1987 at 1:00 P.M. A Public Hearing to be scheduled later. Board to consider what direction to take on open areas. Currently the Town has no public access to Lake Arrowhead. Could involve a road and possibly a parking lot.

Zappala NO ACTION TAKEN

Dorothy Dugas Report of Committee; Mrs Dugas has a new camp. A set of steps to be removed. A 2 1/2 ft. cut newly dug into bank where the proposed deck is to be located. Boat House is a new structure in a new location. New camp is larger in dimension than the old cottage. She is putting fill in and it is washing into the lake. Committee recommends denial. Zoning Board of Appeals gave her permission after the Planning Board denied. She has septic system on town property. The Zoning Board of Appeals decision was for the dimension not to increase the size of the building. Dwayne Woodsome moved that building does not conform to the variance issued by the Zoning Board of Appeals and the Zoning Board of Appeals specifically states that the building dimension to remain the same as original structure. Adding a porch and deck would violate Zoning Board of Appeals decision. On Site Comm. recommended denial. Anna Jackson seconded motion. Unanimous decision to deny request for structure.

Planning Board send letters to Zoning Board of Appeals and Code Enforcement Officer that Mrs. Dugas appears to have violated the Zoning Board of Appeals decision and she has reconstructed a new boathouse with no permit from the Planning Board. That Mrs. Dugas has filled in a section of the lake and has instituted no erosion control.

Michael Libby has two cottages on a 2 1/2 lots wishes to replace cottage to year round home. To bring in proper sketch and a copy of the Deed. Does existant have 2 or 3 bedrooms? NO ACTION TAKEN

Mr. Nagy: According to the sketch mailed by Mr. Nagy the proposed 22 x 28 addition is to the front towards the water. Before the Board can take further action more information from Mr. Nagy is necessary. Secretary to notify Mr. Nagy.

Roland Denby would like to be appointed to the Saco River Corridor Commission. Secretary to notify the Selectmens Office.

Mr. Denby to do the Budget. Board suggests a price change on Subdivision cost.

The Motion to Adjourn was made at 11:00 P.M.

Respectfully submitted,

Lawrence Jacobsen
Lawrence Jacobsen

Michael Hamm
Robert E. Deuby
Anne Jackson

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE



Regular Meeting of the Planning Board

December 9, 1987

Meeting called to order at 7:45 P.M.

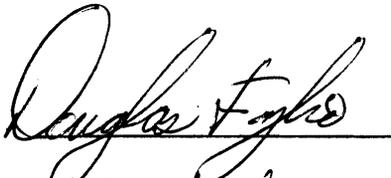
I Rollcall: Anna Jackson, Roland Denby, Michael Hammond,
Doug Foglio, John Roberts, Larry Jacobsen. Anna and John
were empowered to vote.

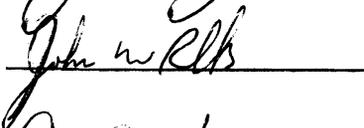
Michael Hammond moved to adjourn and re-convene the meeting the
following evening at 7:30 P.M. John Roberts seconded the motion.
Unanimous in favor.

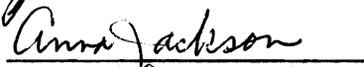
Meeting Adjourned at 7:50 P.M.

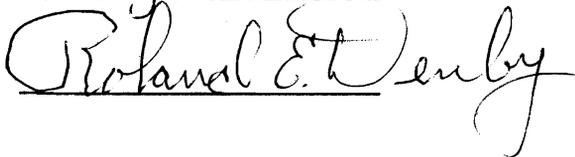
Respectfully submitted,

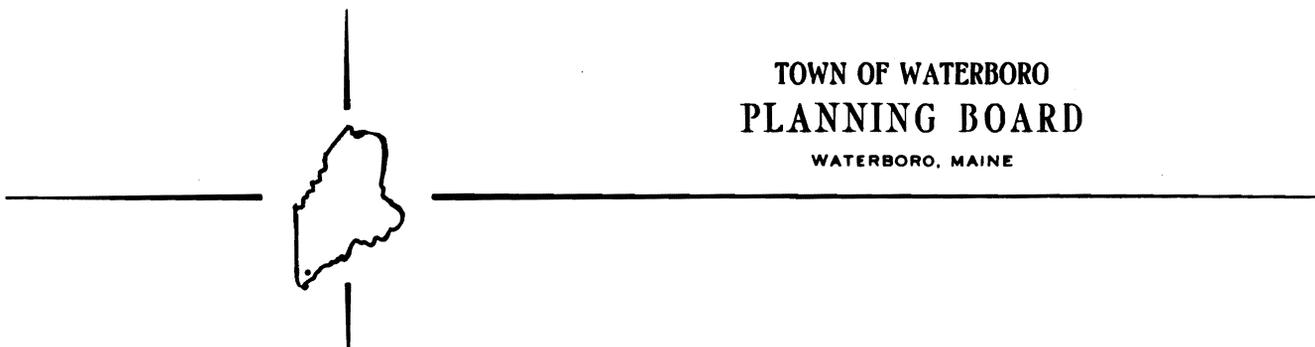

Lawrence Jacobsen











TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

Regular Meeting of the Planning Board December 9, 1987 Cont'd
Meeting called to order at 7:45 P.M.

- I Rollcall: Larry Jacobsen, Anna Jackson, Roland Denby,
John Roberts, Mike Hammond.
- II Minutes: To be approved at the end of the meeting.
- III Communication and Bills:
1. Thank You from Ruth Goodwin
 2. Letters from Smith & Elliott- Crabtree Subdiv. & SAD 57
 3. Letter from Board to Selectmen (Appointment to SRCC)
 4. Letter from Board to Mr. Nagy
 5. Letters concerning Mrs. Dugas
 6. Letter from Board to Mr. Randel
 7. Copies RE: Commercial Waste Haulers
 8. Copies RE: Town Profiles
 9. Communication from Dept. of Transportation-Traffic Vol.
 10. SRCC Application (Ernest Jeffery)
 11. Copy of PATCH UPDATE
 12. Letter from Board to Mr. Pennell
 13. Letter from Board to Paulette Davis
 14. Copy of Comm. to CEO
 15. Info from Selectmen's Office RE: Les & Wes Leighton
 16. DEP Report concerning Mr. Jones
 17. Notice of Decision on Mr. Niles from ZBA
 18. Notice of Meeting from Bureau of Public Administration
 19. Copies of information from Fuel Technologies, Inc.
 20. DEP info on solid waste landfill
 21. Proposed plan for gas station in S. Waterboro
 22. DEP information on SMF
 23. Budget Request for Selectmen
 24. December issue of UPDATE
 25. Letter from Maine Assoc. of Planners
 26. Letter from DuBois & King Inc.
 27. Letter and Enclosures from Stephen Kasprzak
 28. Letter from Selectmen RE: Purchase of GTE

- #2. Andrew to request further breakdown.
- #3. Reappointment to SRCC. Selectmen to clarify position.
- #8. Roland moved to appropriate \$25 to get a copy of Town Profiles in York County. Anna seconded the motion. Unanimous in favor.
- 13. Letter to Karen citing Paulette Davis? Further discussion to be brought up at next meeting.
- 15. To be discussed at the next meeting.
- 16. CEO & Deputy went to inspect Mr. Jones property. Mr. Jones gave permission in writing to dig anywhere on his property. To be brought up at next meeting for discussion.
- 25. Andrew to get information to bring up at the next meeting.
- 26. Andrew to speak with representative from DuBois when they come in. Andrew to follow up on information and report back to the Board.
- 28. AR Zone. Changing owner does not require Planning Board decision as long as use of building stays the same. Anna moved to send a letter to Mr. Richie for the Bank stating that changing ownership of a building does not require a Planning Board decision as long as the use of the building stays the same. Mr. Richie should pick up a copy of the Hazardous Waste Ordinance. DEP would have to check anyway. John Roberts seconded the motion. Unanimous in favor.

Nancy needs clarification of Section Mr. Pennell's case falls under to notify the Zoning Board of Appeals. Sections 2.08, 3.03.

Mr. Van Foglio, CEO , discussed with the Board a lot in Arrowhead that a Mr. Vining owns and Mr. Foglio has issued a building permit to. It seems that the green belt landlocks Mr. Vining's lot. Mr. Foglio requested the Boards input concerning this matter. The Board instructed Mr. Foglio to inform Mr. Vining that a plot plan should be submitted showing the proposed driveway before the Board could take action. The Board did not feel that this would be a problem for Mr. Vining.

IV Report of Officers and Committees:

Treasurers Report:

Balance \$932.21

V Appointments:

8:00 P.M.	Gordon Sanborn	Map 18	Lot 8	Zone V
8:30	Drown Realty	Map 2	Lot 9	Zone AR
9:00	Mike Glaude	Map 4	Lot 29	Zone AR

Gordon Sanborn Map 18 Lot 8 Zone V

Mr. Sanborn was present with attorney, Mr. West. Mr. West briefly described the history of the lot from the time that Mr. Atkinson, the former owner purchased it. There was a house and a mechanics garage on the lot at the time of purchase. Mr. Atkinson then moved the mechanics garage and built the existant building 70 ft. by 30 ft. The original use of the building was for Mr. Atkinson's electrical business and the upstairs to be used as a dance hall. Mr. Atkinson opened his Electrical business and next door on the ground floor opened a Coffee Shop. In 1983 Mr. Atkinson came before the Board to change the use of the upstairs proposed dance hall and convert it to two (2) convenience apartments and the remaining space to be used for storage. In 1985 Mr. Atkinson operated a swimming pool business and his electrical business out of the space that had been the coffee shop. Mr. Sanborn purchased the properties from Mr. Atkinson with the idea of having two (2) rental spaces on the ground floor and keep the existing 2 apartments and an office space now leased by Mr. Atkinson as well as the rental of the Home. Mr. Sanborn is asking to expand the usage from 2 apartments and 1 business to 2 apartments and 2 business as well as the house rental. The Board explained their concern over the Pool business and were in the process of trying to get the Pool business closed down, upon inquiry the Board was informed that the Business was For Sale. Upon receipt of this information the Board took no further action. The Electric Business and the Pool Business were under one ownership. Each apartment space on this lot should have 40,000 square ft. and each business 20,000 square ft. The lot is now over used. A grandfathered lot requires Planning Board Conditional Use. Mr. Atkinson also tried to rent a space to a Real Estate Business and was turned down. John Roberts moved that the Board allow Gordon Sanborn to use the Conditional Use Permit approved by the Board on May 5, 1983 which allows three (3) residence and one (1) business. Larry Jacobsen seconded the motion. Vote was three (3) in favor one (1) opposed. Mr. West expressed concern that Mr. Atkinson had not told Mr. Sanborn the entire story when selling the properties. Mr. West asked if the Board was questioned if they would forward information prior to the purchase of properties in the Town. The Board assured Mr. West that they would have no problem doing that.

Drown Agency

Birch Heights

Map 2 Lot 9 Zone AR

Rodney Chadbourne from Middle Branch Engineering was present representing the Drown Agency along with Mr. Lavalley, Mr. Yegge, and Mr. Libby. They are proposing a 37 lot subdivision package submitted Monday 12-7-87 to Mr. Timmis for review. All land is in Waterboro. The trailer in the field is on Mr. Fogg's property. They do not have their boundary survey as of this date but have 90 acres more or less. Board questioned the use of the land directly behind the proposed subdivision and the possibility of needing a right of way. Investigated and found that no land would be locked by the proposed subdivision. Board suggested a T turnaround for the snow plow instead of the proposed circle. Reference made to Bernadine Gerry subdivision also done by Mr. Chadbourne. Dimension of lots not available at this time. There will be a green belt limiting access to the road. There will be a dry hydrant on the Main Road from a 3 to 4 acre proposed pond. The pond would probably be commonly owned by the people in the subdivision as well as any other open areas. Pond to be used as the recreation area. Lots numbered odd 1-19 run up a ridge they are not in a low wet area. Separate wells and septic systems proposed. Lines well marked boundaries are not. Approximate to roads. Topography and boundary survey are not yet complete. Lots 21-36 are on the south facing slope. Slope plateaus half way through the lots, 250 ft. of lot on the ridge. A reason for the detention pond is to accept the surge of run off from the lot. The subdivision should not affect the Goodwins Mill Road. Reference made to the letter received from DOT concerning the Goodwins Mill Road. Project to go to DEP. Preliminary approval necessary before DEP will look at the subdivision plan. On site scheduled for December 16, 1987 at 9:30 P.M. Board suggested researching a new name for the subdivision. Three month time limit does not allow enough time for a water study. The intent of the time limit is more for the Board to act than for the developer to come back to the Board. Probable 2 to 3 bedroom houses would be dependent upon the buyers needs. Four to five months a comfortable time frame for reporting back to the Board after water study completed. John Roberts moved to accept sketch plan as received with the exception of a name change and waive Article VI, Section 11 for a period of six (6) months to submit the preliminary plan. Roland Denby seconded the motion. Unanimous in favor.

Mike Glaude

Map 4 Lot 29 Zone AR

In the process of purchasing three acres of land from Mr. Robert Jones. The lot would have 300 ft. frontage on Route 202. Use of property intended mini storage complex. A metal building intended. Largest unit size to be 10 x 24. Units to be varying sizes for rental use only. A fence as a perimeter not intended. A conditional use necessary. Board questioned land split possible subdivision. Discussion concerning new property purchased by Mr. Jones and did he realize that the new piece now becomes contiguous by zoning due to its being an undersized lot. Upon selling the properties Mr. Jones would have to deed the proper amount of property required by zoning (80,000 sq. ft.) with the building.

There would have to be conditions met by people renting storage areas to insure proper use of building. No hazardous materials will be allowed to be stored in the building. The area should have a green belt next to the road. On site scheduled for December 16, 1987 approximate time of 10:30 A.M. John Roberts seconded the motion. Unanimous in favor. To be discussed at next meeting. Please mark lot for the on site inspection.

VI Old Business

Dayfield Condominiums: Letter from Mr. Bradley given to Mr. Janson and representative. See Copy on File. Do not know until water study is done how many units the property will support. Larry Jacobsen moved to leave as a pending subdivision. Anna Jackson seconded the motion. Unanimous in favor. Pending passing of water study would the town accept this as submitted? Board would follow recommendation of the water study.

Campbell PUD: Hold until next meeting.

Ossipee Woods II: Hold until next meeting. Roland suggested everyone look the lot over if possible. Phase plan, front section to be developed first. The gravel extracted from first phase to be used to create the second phase etc., until complete.

Michael Libby: Zoning makes lots contiguous due to it being undersized. currently has two summer homes on the lot. Could we allow the two seasonal to change to one year round and one seasonal with lot never to be divided? Board should investigate the actual lot further before decision to be made. A copy of pages at the registry to be obtained.

Micah Henson: Anna moved to renew the conditional use permit issued to Micah Henson. John Roberts seconded the motion. Unanimous in favor.

VII New Business

Linda McKelvey: New England Log Home of Maine Country Estate. Information from Deeds to be sent to the Planning Board and forwarded to the attorney.

DuBois & King: Doug talked with the Finance Committee requesting monies to be appropriated to hire someone to help the Planning Board with ways to require subdivisions to use a Hydrogeologist approved by the Town or a list of Hydrogeologists acceptable to the Planning Board.

Mike Hammond moved to request Doug Foglio to contact the Selectmen to have a special Town Meeting to raise money to allow Planning Board to hire a consulting firm to help with our engineering, planning and development. Roland Denby seconded the motion. Unanimous in favor. A comprehensive plan will solve several things. Board instructed Andrew Timmis to investigate acceptable Hydrogeologist to the Planning Board to produce a list to be used by subdivision applicants.

Mr. Bob Fay's proposal to allow Planning Board time to come up with a comprehensive plan. We should also look at major and minor subdivision possibly to be handled differently. Water studies should require a more thorough one. We cannot collect impact fees without knowing where and how monies are to be spent. Need a capital plan. Planning Board can request development in stages.

Little Al's has skirted the conditions placed on the Victualer's License. Attorney reports conditions placed on the Victualer's License not binding. Possible court action under Conditional Use Violation.

Andrew suggested that the Board send a letter to the Assessing Office requesting that new lots brought in should be red flagged for research for checking for subdivision violation. No way currently to keep check of them. Mark could red flag to be reviewed.

Mike Hammond moved to accept the 10-14-87, 10-15-87, 10-22-87, 10-28-87, 10-28-87, 11-5-87, and 11-9-87 minutes. Larry Jacobsen seconded the motion. Unanimous in favor.

Motion to adjourn was made at 11:21 P.M.

Respectfully Submitted,

Lawrence Jacobsen

Ronald C. Taylor
Michael Hammond
Anna Jackson
Richard E. Deuby
John W. Roberts