

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | JANUARY 10, 1990

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:40 P.M.

- I ROLLCALL: Present were Anna Jackson, Roland Denby, Judy Carll, Dwayne Woodsome, Jon Gale and Chairman, John Roberts.
- II MINUTES OF PREVIOUS MEETINGS: Anna Jackson moved to accept the December 28, 1989 minutes as written. Judy Carll seconded the motion. Vote was (4) in favor.
- III COMMUNICATIONS AND BILLS:
1. PATCH Communication
  2. January Issue of UPDATE
  3. Info Re: The Conference For Land and Trust
  4. Contract with Emery & Garrett Groundwater, Inc.
  5. John Foley Gravel Extraction Hydro Study Report from Emery & Garrett
  6. Amendment to Irrevocable Standby Letter of Credit for Mount Holly, Inc.
  7. Letter from Karen Lovell Re: Mr. Belanger's Letter of Credit
  8. Letter sent to Mr. Belanger

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 P.M. FOLEY - GRAVEL PIT  
8:30 P.M. STEVEN BOIVIN  
8:45 P.M. WELCH - CONDITIONAL USE PERMIT  
9:00 P.M. PEIGHTAL - POSTPONED

8:00 P.M. FOLEY - GRAVEL PIT

The review of the Hydrostudy is back from Peter Garrett. A copy given to the representative present.

Roland Denby moved to hold a Public Hearing on January 25, 1990 at 7:00 P.M. Anna Jackson seconded the motion. Vote was (4) in favor. Mr. Foley to notify abutters.

Minor recommendations needing action. Amendments can be provided for the January 25, 1990 meeting.

**8:45 P.M. MR WELCH**

Mr. Welch until 3 days ago had a contract with a Book Publishing Company to take over his complex located on Route 202 & 4 South Waterboro. Property abuts Old Alfred Road. Mr. Welch posed several questions regarding his property and the existing building. Mr. Welch would need to go through Site Plan Review. Mr. Welch told he could get approval for a number of Rental spaces. If the number decreased after approval this would not be a problem. If the number increased he would have to come back in under Site Plan Review again. Site Plan Review: Areas that Mr. Welch would need to complete for his project were numbers 1,2,3,4,5 and 7. Once area space had been delineated on the plan could these areas be exchanged? The Board noted that the number of area would be necessary for the Site Plan Review Process not necessarily the actual location within the building.

**8:30 P.M. STEVEN BOIVIN BUFF BROOK ESTATES:**

Mr. Boivin located his new home too close to the lot lines. He presented a revised copy of the plat in Buff Brook Estates that his property is located on. Lot lines between Mr. Boivin and his neighbor are being exchanged. Lots have the same density.

Dwayne Woodsome moved to approve the change to Buff Brook Estate Sheet 3 of 5, a copy of both quit claim deeds to be presented prior to Occupancy Permit being issued. Roland Denby seconded the motion. Vote was (5) in favor. Plans were signed. Fee of \$10. was collected for recording of the milar at the Registry by Town Planner. Receipt given to Mr. Boivin.

Motion was made and seconded to adjourn at 9:05 P.M.

Dwayne Woodsome noted that he would not be in attendance for the January 25, 1990 meeting. Please note that the road going into the Dyer property (Foley Project) he feels should be grubbed to 50 ft. width.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary Treasurer

*Roland E. Denby*  
*Judith Casel*  
*[Signature]*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



PUBLIC HEARING

PROPOSED CHANGES TO THE WATERBORO ZONING ORDINANCE

January 10, 1990

Shall the Town amend Section 10.04 paragraph one of its Zoning Ordinance to read:

The Board shall receive, hear, and decide all requests for variances (see Section 2.03). A variance shall be granted or denied within sixty (60) days of receipt of a completed request. A variance may be granted by the Board only where strict applications to the applicant's property would cause undue hardship or would not be in the best interest of the community. (see MRSA tit. 30 Section 4963 (3)).

NOW READS:

The Board shall receive, hear, and decide all requests for variances (see Section 2.03). A variance shall be granted or denied within thirty-one (31) days of receipt of a completed request. A variance may be granted by the Board only where strict applications to the applicant's property would cause undue hardship or would not be in the best interest of the community. (See MRSA tit. 30 Section 4963 (3)).

Shall the Town amend Section 10.04 the last sentence of paragraph six to read:

All such appeals shall be decided within sixty (60) days of receipt of a notice.

Debra Downs spoke on behalf of the Zoning Board of Appeals:

State requirements have become more complex. The State now requires the Zoning Board of Appeals to forward a complete application to DEP when necessary at least 20 days prior to an Appeals Hearing. By law DEP also has a 20 day review period of the applications. To assure the Zoning Board is in compliance the need to extend the time frame from 31 to 60 days is necessary.

The Chairman of the Board forwards necessary information to members of the Zoning Board of Appeals. The Board is also supposed to utilize the information sent from DEP when making its decisions.

Is there a clause in the Ordinance that would allow the ZBA to extend the review period by vote of the Board? Ms. Downs did not believe that there was a provision in the Ordinance.

Request by Private Citizen:

Request that an addition of #18 be included in the AR zone Conditional Uses:

TO READ:

18. All types of retail and service stores (repair shops, barbers, beauticians, cleaners, etc.) with less than one thousand (1000) sq. ft. of store area, except shops or stores requiring a daily water consumption in excess of one thousand (1000) gallons.

Tony Grant commented that as the ordinance now reads gas stations, restaurants, etc. are allowed in the AR zone. These are like uses to retail shops and they would like to see this change.

Sharon Abbott noted that the AR Zone encompasses the largest area in the Town of Waterboro and if this section were added to the Conditional Uses that this would open the Rural characteristics up to Village characteristics.

Mr. Grant noted that one would have to have a good location in order to place a convenience store in this Zone. Common sense would tell most people that this would stop the area from having a lot of this development. A parcel of land bordering the Lake Arrowhead development is in the AR zone. This could be a speculative location for a convenience store.

Ms. Downs noted that a great deal of thought went into the creation of the Zoning Ordinance and with this change it could go totally against the characteristics.

Previously there was a clause in the Ordinance allowing the Planning Board and the Selectmen to approve like uses in other zones. However, the first test case was challenged and that clause has since been deleted.

Comments noting that this would open this zone up and comments noting that common sense would dictate proper use of this additional section proposed.

#### 4.04 Special Requirements for Extraction Operation Approval

Under Sections 3.06.03-4, 3.07.03-4, and 3.08.03-7, an applicant for a extraction operation conditional use permit must prepare a suitable restoration/reclamation plan, erosion/sediment control plan, and Hydrogeological Study before Planning Board approval of a new extraction operation can be granted. As of 3/11/89, existing grandfathered extraction operations can not be expanded more than 5 acres in size without obtaining Planning Board approval of suitable restoration/reclamation plan, erosion/sediment control plan, and Hydrogeological Study.

In preparing the plans for the extraction operation approval, the applicant shall use United States Geological Survey (USGS) datum in establishing existing topography and final topography. A description of the USGS datum, bench mark height as specified by the USGS, shall be displayed on the plans.

The conditional use application along with four (4) copies of the set of plans, which include (1) a restoration/reclamation plan, (2) erosion/sediment control plan, and (3) Hydrogeological study shall be submitted to the Planning Office within 14 working days of the applicant's initial appointment.

Owners of abutting property shall be notified by the applicant via certified mail of the date, time, and purpose of the appointment a minimum of seven (7) days prior to the appointment for the applicant's extraction operation conditional use permit.

Applicants who are not required to file an application with the State of Maine Department of Environmental Protection under the site location development law must gain approval of their restoration/reclamation plan, erosion/sediment control plan, and Hydrogeologic Study from the York County Soil Conservation Commission before the Planning Board will grant approval of the extraction operation.

In addition, the Planning Board reserves the right to;

- 1) Hold a public hearing, pursuant to the provisions of Section 13.07, to either gather additional information, resolve conflicting information, or to inform the public before deciding an application to commence a conditional use.

- 2) Hire outside professionals to evaluate a proposal or design's compliance with this ordinance, with the expense of the review borne by the applicant. The estimated cost of the consultant's review fees shall be paid by the applicant to the Planning Board at the time the conditional use application is reviewed. The remaining balance due, if any, shall be paid prior to the issuance of a conditional use permit.

4.04 Special Requirements for Extraction Operation Approval Cont'd

The Planning Board is trying to stiffen up our Gravel Pit requirements to be more in keeping with the State Regulations.

Number 2: Would place the expense of a review of the required Hydrostudy upon the developer instead of the Town.

No further comments. Meeting closed at 7:25 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

JANUARY 25, 1990

MEETING CALLED TO ORDER BY VICE CHAIRMAN ROLAND DENBY AT 8:15 P.M.

I ROLLCALL: Present were Anna Jackson, Judi Carll, Jon Gale, and Vice Chairman, Roland Denby.

II MINUTES OF PREVIOUS MEETINGS: January 10, 1990

III COMMUNICATIONS AND BILLS:

1. SMRPC December Issue Newsletter
2. Saco River Corridor Commission Notice of Intent to File
3. Letter from K Lovell Re: Proposed Amendment to 4.04
4. Planning Board Annual Report
5. Letter to Mr. Belanger Re: Tonights meeting
6. Letter from Town Planner to Albert Hanson
7. Lionel Belanger's New Letter of Credit
8. Community Health Beat Newsletter
9. MAP General Membership Meeting February 2, 1990
10. Advertisements
11. Phase I Beaver Pond Estates
12. West Hill Subdivision
13. SMRT Re: Overall Site Plan of MSAD #57 Campus
14. Notice of Public Hearing Foley Gravel Extraction Project

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 P.M. COLONIAL CONTRACTORS  
8:15 P.M. LORRAINE MERRILL  
8:30 P.M. WILLIAM GOODRICH  
8:45 P.M. WENTZELL CONSTRUCTION  
9:00 P.M. KIM JANOTTA

8:00 P.M. COLONIAL CONTRACTORS MAP 45 LOT 1721 ZONE R

Lot is very narrow. Contractor would need an easement of lot line setbacks for construction of a 24' wide home with 2 ft. steps. Drive to exit onto Old Portland Road. Mr. Cragin informed the board that Lake Arrowhead allows trees to be cut 10 ft. around construction area and trees under a certain size.

Anna Jackson moved to grant permission to build within 33 ft. next to lot #1720 and within 27 ft. next to lot #1722, and that they meet the 50 ft. setback on Evergreen and Old Portland Road per Zoning Ordinance. Jon Gale seconded the motion. Vote was (4) in favor.

**8:15 P.M. LORRAINE MERRILL MAP 19 LOT 56 ZONE VILLAGE**

Ms. Merrill is requesting a home occupation in her located in the Village of South Waterboro. Lot currently has approximately 26,000 sq. ft. A Pet supply shop for birds and fish supplies is currently planned. A portion of the Merrill residence will be used for the home occupation. Board referred to Zoning Ordinance. Attorney's opinion on this matter would be that 40,000 sq. ft. would be needed. Due to the Court case previously tried and won by the Town.

Anna Jackson made a recommendation that Lorraine Merrill be denied due to not meeting the required 40,000 sq. ft. and that she can if she desires go to the Zoning Board of Appeals. Jon Gale seconded the motion. Vote was (4) in favor.

**8:30 P.M. WILLIAM GOODRICH BASSLAND ACRES**

Mr. Goodrich currently has lot #7 of Bassland Acres under contract. He wishes to have his own drive. Minutes referred to regarding Lot #8 request to relocate the common drive. A 50 ft. right of way would be granted to Mr. Goodrich over Lot #8 property. This 50 ft. would require a great deal of bulldozing. Town Planner, Dwayne Morin noted that if this were granted this would be a revision to the original subdivision. Board set up an on site inspection for January 30, 1990 at 9:30 A.M. Board members to meet at the Town Office. Snow date is January 31, 1990 at 9:30 A.M. Mr. Goodrich would be placed under Old Business at the February 22, 1990 meeting.

**8:45 P.M. WENTZELL CONSTRUCTION MAP 42 LOT A-160 ZONE R**

Measurements presented on the plot plan are to the drip edge. Mr. Wentzell is aware of the violation problem.

Anna Jackson moved to accept the plot plan as presented with a 20 ft. setback on rear lot line bordering lots A161 and A162 and the 50 ft. setback from Foxridge Circle and Greenfield Road be met as well as the 35 ft. setback bordering the greenbelt and A159. Jon Gale seconded the motion. Vote was (4) in favor.

**9:00 P.M. KIM JANOTTA MAP 6 LOT 29-1 ZONE SPLIT AR & FA**

Mr. Janotta will be presenting a subdivision plan for this lot at the February 22, 1990 meeting. He is requesting permission to place a 33 ft. recreational vehicle on property for use as a weekend camp. He intends to build a home but until his current residence is sold he is not building. An HHE 200 form was presented and Mr. Janotta intends to use a generator for power. Ordinances referred to.

Anna Jackson moved that Kim Janotta be given permission to place a mobile home on Map 6 Lot 29-1 to be placed on a permanent foundation and to be 400 sq. ft. and a septic system. Jon Gale seconded the motion. Vote was (4) in favor.

**VI OLD BUSINESS:**

FOLEY GRAVEL EXTRACTION PROJECT  
RESIGNING OF STEVEN BOIVIN REVISION TO BUFF BROOK ESTATES

**FOLEY GRAVEL EXTRACTION PROJECT**

The Chairman, John Roberts requested that due to the concerns voiced at the Public Hearing, an On Site Meeting be scheduled with the Road Review Committee, Road Commissioner and other concerned committees prior to any action by the Planning Board.

Road Review Chairman, Doug Foglio expressed concerns: access and road, cars coming over the knoll and season summer traffic, as well as site distance.

Mr. Foley feels that he has met the Ordinance requirements and within reason will post a bond. The road prior to being repaved Mr. Foley believed would hold the additional traffic he would be adding.

Board members expressed the need for the trucks to stay on their side of the road.

Site distance requirements of the town are double that of the State's. Site distance requirements allow for stopping distance. This project is only for 4 to 5 years. Saturday operation occasional. The Board was not in favor of Saturday extraction.

Mr. Foglio felt that an 8 ft. wide lane approximately 250 ft. in length would assist in trucks turning and not crossing the center line.

Another area of concern was the placement of the loam pile. This could be placed at an alternate location. Driveway placement should be noted on the plan for two drives that exit onto the right of way. Note #5 to read: to conform with the Hydro study.

Mr. Denby noted that the Chairman had instructed him to set up an on site meeting for the project. Date set for Wednesday, January 31, 1990. To meet at the Town Hall.

Dwayne Morin, Town Planner asked if the datum could be equated to the foundation or a permanent location. This should not be a problem.

Focus group with teenagers for the comprehensive plan. A gift of \$5 is intended for a way of saying thank you for your participation. For the adults a gift of a bicentennial plate is intended. All present seemed to be in agreement.

**STEVEN BOIVIN:**

Second milar signed. The registry would not accept the milar due to them being able to reproduce from the milar. This is not Mr. Boivin's error. Numbers were illegible.

Dwayne Morin noted that 7 chapter of the Comprehensive Plan are complete with 3 outstanding. 1/3 complete.

Roland Denby stated that surveyors come in with plans that note assumed width of roads. Why is the research not done? As a board this information should be required. Possibly as an order of business to make this policy requiring the correct width of roads.

Anna Jackson moved to accept the minutes of January 10, 1990. Judi Carll seconded the motion. Vote was (4) in favor.

**VIII ADJOURNMENT:**

It was moved and seconded to adjourn at 10:45 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*Roland E. Denby*  
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*Judi Carll*  
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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

PUBLIC HEARING

FOLEY GRAVEL EXTRACTION PROJECT

January 25, 1990  
7:00 P.M.

Present from the Planning Board were Roland Denby, John Roberts, Chairman, Anna Jackson, Dwayne Woodsome, Jon Gale, Judi Carll and Roland Denby. Approximately 25 people other than Board members in ATTENDANCE.

John Roberts, Chairman called the hearing to order at 7:04 P.M.

Paul Demers of Civil Consultants spoke on behalf of Mr. Foley. Project approximately 5 acre gravel pit out of a 27 acre parcel. Pit or site consists of two large hills behind the Dyer's home. The intent is to clear the area for pasture area for their horses. Gravel has been extracted exposing a 35 ft. face to the intended extraction area.

The reclamation will be graded at a 3 to 1 slope, leaving a berm around the perimeter of the site. Site somewhat cleared not visible from the Silas Brown Road, site is approximately 350 ft. to the property line.

A Hydrostudy has been done locating monitoring wells to determine the water table. To stay 7' to 8' above estimated water table for protection of the table and economics. This project is located in the AR zone and this is a Conditional Use.

Reclamation by DOT guidelines using existing topsoil regraded. Hours during the day that gravel is to be extracted 7:00 A.M. to 5:00 P.M., Monday through Friday with an occasional Saturday. Minimal screening operation on site. Spring start date. Approximately 113,000 - 115,000 yards of gravel. Trucks, 10 wheelers, occasional trailer dumps, sometimes triaxle dump.

Road Commissioner, Fred Fay spoke regarding the protection of the road. Recommended putting up a bond for the damages and the repairs or a weight limit could be imposed. Mr. Foley has operated in several operations in several different towns and if his trucks have caused damages he has repaired the damages and would adhere to the same procedure for this project.

Town Attorney suggested placement of a bond. That an engineer evaluate the road at present status and a bond be placed for a specific amount renewable each year, at the same time the engineer do an assessment and the bond be adjusted as necessary.

Mr. Foley: Theory of this not in disagreement of a bond and insurance, no problem. If trucks are going over the road the shoulders from two trucks passing a problem. Mr. Foley could come in one way empty and exit the second way loaded if necessary. Mr. Foley stated that he has similar projects in Acton and Wells and he has expended approximately \$300 worth of damages to date of that approximately \$160 was for cold patch for the shoulders of the roads.

Jon Gale:

If the entire length of Silas Brown Road was utilized it would be hard to evaluate the road for the value of the bond. If 3/10 of a mile was used the entire Silas Brown Road could be evaluated and the differences noted to properly set the amount of the bond.

General maintenance expected this is an old town road. The base is probably not like that of a State Road.

Mr. Birkemose: The use of the Silas Brown Road has tripled in the last few years including dump trucks, cement trucks, etc. going into Lake Arrowhead.

Expected loads per day to be 25 - 40. Forty being the very most possible within the 7:00 - 5:00 business hours for hauling. Tonage of trucks loaded discussed. Four homes from the right of way to route 5. Stephen Price noted that he was not notified and he believed he was an abutter. Paul Demers noted that he had gone by the Town tax records for his list of abutters.

Project to be 3 to 5 years.

Mr. Kasprzak: Note on plan stating if too close to water table it will be filled back it allows for them to go to the water table. Mr. Kasprzak felt that this note should be changed to note the level of 106. Erosion Sedimentation plan done to the Soil Conservation Service design standards. Steve noted the storage of loam in close proximity to the brook.

Paul Demers noted that silt fencing would be used and it would be seeded after stock piling. A 7 ft. mound. This is the flattest spot within the site for stock piling.

Dale Witman: This to be an ongoing project for 4-5 years when would the stock pile be seeded? Told immediately. Each October to reclaim the area extracted.

S Kasprzak noted if the loam were piled in another area it would minimize the potential for erosion.

Concerns expressed of the trucks entering the Silas Brown Road swinging into the other lane. Paul Demers had measured the site distance of 522 ft. Required distance is 530 ft. Speed limit is 30 mph.

Opposition to occasional Saturday extraction noted. This was the first time that the Board had been notified of this.

Also noted that 75 ft. paved area would not do much to keep the dust down. This would be for 4-5 years. Noted discussion on paving back to the property line.

Dale Witman: 800 ft. to site from the edge of Silas Brown Road. Buffer strip distance? Noted minimum of 150 ft. from property line. Loam pile is also within 150 ft. of boundary line. Concern noted for the Brook. Natural spawning ground for brook trout.

Paul Demers: Least likely site for erosion (18' above water table), brook elevation 96, (22' above the brook). Believed to be an adequate buffer. Again noted the location could be shifted. They had tried to balance on the property. Could the stock pile be temporary as reclaimed use? A possibility.

Could the town assure that the road would be centered in the 50 ft. right of way? Abutting property owner to the right of way would like the assurance that this would be centered. The road will be within the 50 ft. right of way.

Ordinance is set by State Guidelines. Area will be sloped into the site.

Road Review Chairman, Doug Foglio: Silas Brown Road is a 3 Rod Road with 18 ft. of pavement. Believed that a 24 ft. access road is not wide enough to allow large vehicles to enter Silas Brown Road. Suggested that 150' to 200' of Silas Brown Road should be widened for safety. A bond should be posted or a weight limit of 50,000 lbs. or no more than double axle trucks should be imposed to protect Silas Brown Road. Previously noted by the Rd. Comm.

Average dump is 8 1/2 ft. wide, two trucks meeting take up 17 ft. of pavement. Loaded these trucks would be with 12 inches of pavement or off the pavement. Pavement should be widened 8' to 10' to Route 5 150' to 300' long to allow trucks to get out. There is no area for trucks to get off the road. Hill there quite dangerous. Possibly flashing lights towards Chadbourne's Ridge Rd. and Route 5 for warning.

Noted that Mr. Mike Eon had contacted the Town Offices to note concerns: Groundwater level, traffic noise, and bad corner.

More discussion on stock pile of loam, height of 7 ft., proximity to the brook. Assured that this would be seeded and protected.

The least form of warning would be signs noting trucks hauling. Would loads be covered? All loads for Mr. Foley would be covered. Gravel hauled by local people, Mr. Foley could not answer for them.

Was Mr. Foley aware of the April posting of the Roads? Mr. Foley deals with this in all towns. Occasional screening on site, no crushing.

Again noted there was not enough pavement to take care of large vehicles. Road not designed for continuous weight. Necessary entrance be widened and Silas Brown Road be widened.

Mr. Foley agrees with the concerns of the road however he has had no problems in Acton.

Chairman of the Planning Board charged with the towns welfare versus the contractor making money on the project. Impact on town a concern for action.

Engineer could do a study at the time of approval and updated every year and the bond adjusted.

Land owner abutting: traffic concerns justified, project well planned, limit would cut down existing traffic, in favor of the project.

Intent: Upon last load being hauled reclamation begins by October of that year the site will look like a pasture.

If a traffic study were done 30 mph is not accurate. Trucks pulling out fully loaded going up a 4-5% grade creates more wear and tear on the road than a truck going through.

Planning Board, Road Commissioner, Road Review Committee will all be part of the decision making process.

Meeting closed at 8:13 P.M.

Respectfully submitted,



Anna Jackson  
Secretary/Treasurer

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

FEBRUARY 14, 1990

MEETING CALLED TO ORDER BY JOHN ROBERTS, CHAIRMAN.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Jon Gale, Judi Carll, and John Roberts, Chairman.

II **MINUTES OF PREVIOUS MEETINGS:** January 25, 1990  
Jon Gale moved to approve Public Hearing Minutes and Regular Meeting Minutes of January 25, 1990. Judi Carll seconded the motion. Vote was (4) in favor.

III **COMMUNICATION AND BILLS:**

1. Letter from Coastal Bank
2. Letter from Jensen Baird Gardner & Henry
3. Info on Municipal Computer Systems
4. Letter from Sebago Technics, Inc
5. Letter from William Pierce Re: Fieldstone Acres Subdiv
6. Invoice from Emery & Garrett Groundwater, Inc.  
Re: Fieldstone Acres
7. Letters of Enforcement Action from CEO
8. Letter from Charles Thornton

IV **REPORT OF OFFICERS AND COMMITTEES:**  
Secretary Anna Jackson reported \$400 in receipts and \$496.36 in expenses since January 1, 1990.

V **APPOINTMENTS:**

8:00 P.M. WILLIAM WELCH SITE PLAN REVIEW

Checklist run through. Abutters notified. Town Committees notified. Mr. Welch is requesting 5 rental units in existing building. At this time Mr. Welch is talking with an Electronic's group that would like the entire area, a Book depository, and his own Company, Welco. He does not have the areas specifically located in the building for the reason that depending on who leases space the area of rental would vary. Could he have permission for 5 rental units without specifically designating floor space? Planning Board could allow total uses as long as they remained Commercial uses. Two dwelling units on property currently. If a third dwelling unit were placed on this lot this would constitute subdivision. Mr. Welch noted he had no intention of creating a dwelling unit. Commercial uses only planned. Anna Jackson moved to accept Welch Site Plan as sketched and he be allowed to have no more than 5 businesses with no more than 50 people employed within the total complex. Roland Denby seconded the motion. Vote was (4) in favor. Mr. Welch to bring in a copy of his deed for the entire parcel.

## VI OLD BUSINESS:

### JOHN FOLEY GRAVEL EXTRACTION PROJECT

Response to Sebago Technics letter dated February 2, 1990 given to Board members and placed on file. Road Review Committee Report noted, a copy placed on file and a copy given to Mr. Foley. Site distances meet State standards but do not meet the 600 ft. site distance required by the Town for trailer dumps.

Road Review suggest clearing of entire right of way. Not a problem for the first 75 ft. Acceleration land - not opposed to this would prefer not to place this. With proper placement of the paved road within the 50 ft. right of way the turning radius will be correct and adjusted from the sample used for the on site inspection.

Paul Demers of Civil Consultants noted that at the previous meeting an incorrect statement was made it is 600 ft. from Silas Brown Road to the rear lot lines of the front lots. Knoll mentioned and Mr. Foley intends to remove a safe level.

Dust control - Watering of the road suggested by Peter Garrett. Cutting the knoll would create a natural berm and with existing trees at the side of the road no dust problem bordering Stinson property expected.

Revised plan to be presented after tonights review to incorporate changes.

Mr. Foley asked if the acceleration lane is placed is it needs approval by any other town authority? It would be incorporated in the Site Plan approval. Mr. Foley also noted than an alternate route is being investigated that would lead from the property directly to route 5. The Board would be in favor of this however it would need review by them. This could be handled under Old Business.

Bond - Road Review Committee and the Road Commissioner suggested a \$30,000 bond. This was figured at a rate of \$20 per linear ft. This amount would cover base and overlay.

Mr. Foley did not feel this was a practical point. Since repairs would be made as damages occurred. A figure using base grade was unreasonable. The Road Commissioner would not allow the road to reach that stage before shutting the project down. Possibly the road could be video taped prior to the start of the project. Concerned that Mr. Foley would be charged for damages created by other trucks that are currently using this as a route into Lake Arrowhead Estates. The Board felt that the 3/10ths of a mile that Mr. Foley would be using could be compared to the remaining length of Silas Brown Road for proper assessment.

Payment bond discussed. The insurance would release the dollar amount needed for damages. Mr. Foley noted that either he would make repairs under the direction of the Road Commissioner or the Road Commissioner would make repairs and Mr. Foley would reimburse the Town for these repairs. This varies from Town to Town. Overlay of Silas Brown Road completed last year. Expected life of overlay is approximately 5 - 7 years. If the bond could depreciate over this period it would be fair.

Anna Jackson recommends requesting a \$20,000 Bond depreciable over 5 year period if project goes beyond 5 years the bond to be renegotiated. Motion recinded.

Jon Gale moved for Bond of \$21,000 to be posted and depreciated 1/7th per year of a seven (7) year period. Judi Carll seconded the motion. Votes was (3) in favor, (0) opposed, (1) abstention.

Bond for reclamation - Town Planner had been in touch with engineers and had a dollar amount of \$10,000. Mr. Foley noted that if he were planning on clearing the entire 5 acre parcel before reclamation this would be an amount he could live with. He does not intend to open more than 1 and 1/2 acres before reclaiming the land.

Concerns for the brook and the pond. If reclamation does not take place this could damage the brook which could be a class one wetland. Mr. Foley noted that the Code Enforcement Officer can shut them down if the land is not reclaimed.

Jon Gale moved to require a \$5,000 Bond for reclamation of the site.

Mr. Foley noted that he is further bound by a mineral rights agreement with the Dyer's. They have legal recourse to have him come back to bring the site to their standards. Erosion calculation included in the Hydro study. Silt fencing will be used and placed in new location as necessary.

Anna Jackson moved that a \$2,000 Bond to reclaim the land that has been excavated, each October the land be reseeded. The Bond to stand for the duration of the project.

Jon Gale noted his feelings against this amount. He felt strongly that a larger amount was more accurate.

Vote was taken (3) in favor, (1) opposed.

Note #5. to be changed noting that the Hydro study plan would be adhered to. Add note for pavement of 75 ft. Adhere to the Road Review Committee request. Show new location of stock pile. Pit access to be better noted. Bench mark to be transferred to the Dyer foundation. Re-word dust control as necessary.

Board noted again the 7 - 5 working schedule Monday through Friday, no weekends for the hauling schedule.

Mr. Foley will be placed on March Agenda under Old Business.

Dwayne Morin to work on Site Plan Review Ordinance for placement of signature lines. Currently no expiration date if project is not started within a certain time frame. Bring this back to the Board at next meeting.

**BRIEFING ON THE COMPREHENSIVE PLAN BY DWAYNE MORIN**

Workshop scheduled for March 1st 1990. Public Hearing scheduled for March 8th, 1990. At Town Meeting Dwayne Morin, Town Planner will have a booth, March 10, 1990.

Motion was made and seconded to Adjourn at 10:15 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*Robert E. Denby*  
*Judith C. Corbett*  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 22, 1990

MEETING CALLED TO ORDER BY VICE CHAIRMAN, ROLAND DENBY AT 7:50 P.M.

- I ROLLCALL:** Present were Lawrence Jacobsen, Judi Carll, Anna Jackson and Vice Chairman, Roland Denby.
- II MINUTES OF PREVIOUS MEETINGS:** Judi Carll moved to accept February 14, 1990 minutes with change on last page (Dwayne Morin, Town Planner in place of Tad Redway). Anna Jackson seconded the motion. Vote was (3) in favor.
- III COMMUNICATIONS AND BILLS:**
1. Letter to Frank Walsh from Dwayne Morin
  2. Invoice from Emery & Garrett Groundwater Re: Fieldstone Acres Subdivision
  3. Letter from Mr. Walton Re: Conditional Use Permit for Lot 1430
  4. Letter from Frank Jewett Re: Complaint
  5. February Issue of UPDATE
  6. Notice of Decision ZBA
- IV REPORT OF OFFICERS AND COMMITTEES:**
- V APPOINTMENTS:**
- 8:00 P.M. MR. DAVID STANTON  
8:30 P.M. JAN TECH HOMES, INC.  
9:00 P.M. MILK ROOM

**DAVID STANTON BEAVER POND ESTATES SUBDIVISION**

Owens McCullen present from Sebago Technics as well as Walt Stinson and David Stanton. Proposed 4 lot subdivision for single family homes totaling 9 acres. The remaining 69 acres being retained by Mr. Stanton. Subdivision accessed by a 500 ft. gravel road with a hammerhead turn for emergency vehicles, snowplows etc. Surface gravel, to remain a private right of way at present with a possible public right of way in the future. Private wells and individual septic systems. Mr. William Hanson and his wife were present and asked several questions regarding the existing right of way that is currently being used for the gravel pit. The dust is a problem that they would like to see taken care of. The new road servicing the subdivision would be used for access to the gravel pit. The current right of way would be kept open for emergency use only. Mr. Stanton could not give a date for the completion of the new right of way. The economy is slow at this time and the sale of lots would determine when Mr. Stanton would like to complete the new road.

Hammerhead turn would allow for extension of the road. Board members expressed concern for large vehicles such as fire trucks, buses to turn. The road would have to meet town road standards.\* Also Mr. Stanton should not have his lots for sale until approved by the Board. Mr. Stanton was not aware that this was a problem and apologized for the error.

Board noted that when the back acreage was developed the second road would need to be developed. Driveways to the four lots will need to be cut in the first 50 ft. Name change requested and information provided Mr. Stanton of existing subdivision names. Parks & Rec Committee concerned with Public Areas. The town has the right to request 10% of subdivision for public use. The 10% to be considered when the remainder of the parcel is developed. Board discussed pavement of the right of way. On site inspection suggested.

Anna Jackson moved to accept Sketch Plan of Beaver Pond Estates with a name change and an on site to be scheduled. Lawrence Jacobsen seconded the motion. Vote was (3) in favor. On Site scheduled for March 5, 1990 at 9:30 A.M. Board members to meet at the Town Office. Mr. Stanton to flag the road placement.

**JAN TECH HOMES, INC.    MAP 6    LOT 29    ZONE    AR**

Sketch Plan, West Hill Subdivision. Four lot subdivision access through private right of way with a hammerhead turn around. 7.9 acres used for lots with access to remaining parcel. Lots serviced by private wells and septic systems. Front of the entire 99.5 acres is in the AR zone. The Board noted 3 lots were 80,000 sq. ft. and should be increased. Trailer for summer camp at the back of the parcel. Mr. Janotta had been before the board previously with the request.

Road standards require seal coat for private roads. Board suggested reconfiguration of the hammerhead to a cul-de-sac and increasing the lots to over 80,000 sq. ft.

Mr. Janotta will take whatever steps necessary to slow the velocity of the run off. Board noted that the first 50 ft. of the drives will be placed by the developer. On site scheduled for March 5, 1990 at approximately 11:00 A.M. Board members to go to the site from a previously scheduled on site.

Lawrence Jacobsen moved to accept Sketch Plan of West Hill Subdivision. Judi Carll seconded the motion. Vote was (4) in favor.

**MR. PELLETIER OF MILK ROOM**

Requesting placement of soft serve ice cream take out window. The window to replace the rear door currently being used for deliveries. A new door to be placed for deliveries towards the center of the building. This to be used as a take out only. The Board questioned the increase of traffic this might cause and requested curbs with marked entrance and exit signs. The Road Review Committee and the DOT for an on site inspection to determine the safest location of entrances and exits.

Anna Jackson moved to approve the take out window for walk up service on the Goodwins Mills Road side of the Milk Room, and that the Road Review Committee should review the traffic situation and recommend location of entrance/exit on both roads. Judi Carll seconded the motion. Vote was (3) in favor, (1) abstention.

**VI OLD BUSINESS:**

1. Dennis Brown - Preliminary/Fieldstone Acres
2. Mr. William Goodrich - Driveway placement change/Bassland Acres

**DENNIS BROWN PRELIMINARY PLAN FIELDSTONE ACRES**

Dwayne Morin noted that there were two areas that needed to be addressed:

1. The Subdivision is drawn on a 1-100 scale and the subdivision regulations require 1-60 scale. This would need to be waived. Mr. Brown noted that this had not previously been mentioned and felt that it was late. Town Planner noted that this was only Preliminary Plan and nothing at this stage was too late.

Anna Jackson moved to waive the 1-60 scale to allow the 1-100 scale. Judi Carll seconded the motion. Vote was (3) in favor.

2. Width of West Road in question. Mr. Brown will change the setback lines to 85 ft. in place of 75 ft. The West Road is a 4 Rod Wide Road. The 85 ft. setback should take care of any future discrepancies in the width of the road and the actual location of front line without doing an extensive survey of the entire West Road. A note on the plan would further describe this. Should this same note be included in the deed? Mr. Brown would like to check this with his attorney.

Bus area pick up. Shed for protection. Mr. Brown was not in favor of this. The looks, and liability as well as maintenance was a large concern. Responsibility of the 50 ft. of common drives as well as the two that will be using the right of way and including the right of way would be Mr. Brown's responsibility.

10% for town recreation discussed. Mr. Brown suggested that he deed his rights to the area beside lot #7 of his plan by Quit Claim Deed. This area is believed to be Mr. Brown's however due to cost of research he chose not to include this in the subdivision. This property abuts Dean Webber property. Dwayne Morin to check with the town attorney. Another option would be conservation easement.

Changes to the following notes:

10. Full address for Gillespie

15. Lineal to Linear

Addition of notes describing the 85 ft. setback. Other changes were placed on file that will be changed on Final Plan.

Cider mill noted and Mr. Brown said it would be filled in as well as an old well.

Lawrence Jacobsen moved to approve Preliminary Plan of Fieldstone Acres with changes. Anna Jackson seconded the motion. Vote was (3) in favor.

#### **MR WILLIAM GOODRICH    BASSLAND ACRES    DRIVEWAY PLACEMENT**

Lot #7 of Bassland. Anna Jackson, Roland Denby and Dwayne Morin had done the on site inspection and recorded on video tape for the Board. Tape reviewed. Roland Denby commented that the Review Committee was not in favor of the proposed location change. Very poor site distance due to hill with 100 ft. of proposed relocation of driveway. Dwayne Woodsome had noted his recommendation that the location not be approved and that Lot #8 entrance be used for Lot #7 as previously approved. Study for the Comprehensive Plan places this road as a future primary road from north to south Waterboro.

Anna Jackson moved that the request be denied, the lot #7 entrance should be used to access lot #8. Judi Carll seconded the motion. Vote was (3) in favor.

#### **VII    NEW BUSINESS:**

Recommendation of the Planning Board regarding the Private Citizen request of addition to AR Zone Conditional Use #18.

Judi Carll moved to recommend that the Zoning stand as written until review of the Comprehensive Plan. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

It was moved and seconded to adjourn at 11:30 P.M.

Respectfully submitted,

*Anna Jackson* —

Anna Jackson  
Secretary/Treasurer

*Judith Carl*  
*Ronald E. Tenby*  
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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 22, 1990

MEETING CALLED TO ORDER AT 7:40 P.M. BY JOHN ROBERTS, CHAIRMAN

I ROLLCALL: Present were Anna Jackson, Roland Denby, Judi Carll, Dwayne Woodsome, Jon Gale and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATIONS AND BILLS:

1. Letter to C & K Apartments
2. Letter and MEMO from CEO
3. March NEXUS
4. Letter from MAP
5. February Newsletter SMRPC
6. Letter from Town Attorney Re: June Day Project
7. Maine Business Indicators
8. Letter from York County Soil & Conservation District  
Re: Site Reviews

IV REPORT OF OFFICERS:

Treasurer's Report	Balance as of 3/15/90	\$7,684.72
	Legal Account	\$10,000.00

Re: MEMO from CEO

John Roberts felt that the Board during discussion had noted to Mr. Steve Noel that a kitchen could not be included in the addition. The motion did not reflect that.

Anna Jackson moved that the minutes of March 14, 1990 be corrected to include under Steve Noel, Map #7, Lot #14D-2 #5. Recommendation was that there should be no kitchen.

Judi Carll seconded the motion. Vote was (3) in favor, (1) abstention.

Roland Denby noted that a deed or a sales agreement should be included with the information provided for the Planning Board. The application should note this.

Anna Jackson moved that due to information received by the Planning Board from the Code Enforcement Officer and the Town Attorney the Planning Board finds that they do not have the jurisdiction to authorize the request and that the jurisdiction falls within the Zoning Board of Appeals and if he decides to go to the Zoning Board of Appeals Mr. Noel would be refunded \$25 paid to the Board. Roland Denby seconded the motion. Vote was (3) in favor, (1) abstention.

Judi Carll moved to accept the March 14, 1990 minutes as amended. Roland Denby seconded the motion. Vote was (4) in favor.

**V APPOINTMENTS:**

8:00 P.M. McAllister  
8:15 P.M. Dube  
8:30 P.M. Donald Decker

**8:00 P.M. MCALLISTER MAP 48 LOT 10A ZONE AR**

Lot located on Northwest Pond. Mr. McAllister is requesting addition of a second story to his home located approximately 35 ft. from high water mark. One plus acres as noted on the deed. Currently has a 750 gallon septic tank believed to be approximately 10 years old. Home is 31' 5" x 28' 4". This would fall under the State's 30% Rule. The board believed that the septic system would need to be updated. The most Mr. McAllister would be able to add would be an 18' x 28' addition. Due to volume being calculated in cathedral ceilings would not be allowed.

Jon Gale moved to accept plan with no more than an 18' x 28' addition of second floor and that the Plumbing Inspector be consulted regarding the septic system that that no part of the addition go closer than the current dimensions believed to be 35 ft. to high water mark. Anna Jackson seconded the motion. Vote was (5) in favor.

**8:15 P.M. DUBE MAP 11 LOT 59 ZONE AR**

Mr. Dube would like to replace existing deck that has decaying timber and is requesting placement of a screened porch area with roof to cover new addition and existing deck.

Judi Carll moved to allow Robert Dube, Map #11, Lot #59 addition of roof to existing deck and addition of 12' x 12' screened porch to go no closer to the high water mark than current home. Roof to extend over existing deck and allowed to replace timbers on existing deck under Section 2.03. Jon Gale seconded the motion. Vote was (5) in favor.

**8:30 P.M. DONALD DECKER DID NOT SHOW**

**VI OLD BUSINESS:**

1. Fieldstone Acres Final Plan
2. Steve Noel
3. Fall Lot Estates

**FIELDSTONE ACRES**

**DENNIS BROWN**

**FINAL PLAN**

Deed for land being given to the town presented to the Board. Dwayne Morin to deliver this to the Selectmen's Office. Town Planner gave a brief report on the status of this subdivision. Drive entrance permits will not be granted by DOT until the Town accepts this as a Final Plan. Recommendation from Dwayne Morin is that the Board include in their motion that no building permits will be issued until all driveways are in place as per note #15 on the plan.

Anna Jackson moved to accept the Final Plan of Fieldstone Acres as per plan dated March 5, 1990. Roland Denby seconded the motion. Vote was (5) in favor.

2. Steve Noel - previously discussed.

3. Fall Lot Estates - Dwayne noted to the Board that the Greenbelt of Fall Lot Estates was given to the Town as a Conservation Easement. The well location is within this Easement. Board noted this and felt it was now up to the town.

**VII NEW BUSINESS:**

**VIII ADJOURNMENT:** It was moved and seconded to adjourn at 9:27 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John P. B.*  
\_\_\_\_\_  
*Judith Carr*  
\_\_\_\_\_  
*Roland E. Denby*  
\_\_\_\_\_  
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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | APRIL 11, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

**I ROLL CALL:** Present were Anna Jackson, Roland Denby, Jon Gale, Judi Carll, Dwayne Woodsome, Lawrence Jacobsen and John Roberts, chairman.

**II MINUTES OF PREVIOUS MEETINGS:** March 22, 1990

Anna Jackson moved to accept the minutes of March 22, 1990 as written. Roland Denby seconded the motion. Vote was (4) in favor.

**III COMMUNICATIONS AND BILLS:**

1. State Surplus Property
2. Info from Aerial Survey & Photo, Inc.
3. April UPDATE
4. Letter from Fred Frascona
5. Letter from Willie Wentzell
6. Saco River Corridor Comm
7. Info from Town Attorney

#5. Anna Jackson moved to approve extension of Sept 30, 1990 for planting schedule as approved on subdivision plan of Deer Acres. Roland Denby seconded the motion. Vote was (4) in favor.

What needs to be finished prior to pulling a building permit?

Base gravel, conduit and culverts are in place. Roland Denby moved that a building permit can be granted but an occupancy permit cannot be issued until the trees are planted and the Road Review Committee recommendations are adhered to. Judi Carll seconded the motion. Vote was (4) in favor.

#4. Anna Jackson moved to grant Mr. Frascona a six month extension of his Conditional Use Permit. Judi Carll seconded the motion. Vote was (4) in favor.

**VII NEW BUSINESS:**

1. Judi Carll volunteered to represent the Planning Board on the Taylor House Committee.

2. Election of Officers: Open for nominations.

Roland nominated John Roberts for Chairman. Anna seconded the nominations. Roland moved nominations cease. Anna seconded the motion. Vote was (4) in favor.

**8:15 P.M. LORRAINE MERRILL MAP 19 LOT 56 ZONE V**

Requesting an expansion of garage by adding a second story to the garage and add a pitched roof. This has been started and the CEO placed a stop work order until approval received. This would be an expansion of a non-conforming use. A variance would be needed. This is the first step to get to the ZBA. Lawrence Jacobsen moved that if the Merrill's wish to go to the ZBA the \$25 fee placed for the Planning Board could be applied to the ZBA and that the request be denied. Judi Carll seconded the motion. Vote was (5) in favor.

**8:45 P.M. CHARLES CASEY MAP 1 LOT 28C ZONE R**

Mr. Casey is located on Federal St. He is requesting a repair garage for motor vehicles, snowmobiles and motorcycles and part sales. This a Conditional Use in the Residential Zone however it also requires direct access to a State Aid Road. Federal Street was a State Aid Road in 1977 when the Zoning Ordinance was enacted. The Board requested Dwayne Morin to seek a legal opinion from the Town Attorney. Mr. Casey to be brought back on the April 26th meeting under Old Business.

**9:00 P.M. WES & KATHY LEIGHTON MAP 1 LOT 6 ZONE V & AR**

SKETCH Plan for a Mobile Home Park. Dwayne Morin has reviewed the plan. This meets all state criteria. At this time proposal is for a 36 lot mobile home park reserving a five acre parcel for future expansion with a ten acre reserved open space. Four business size lots bordering Route 202 or these could be combined for two residential lots. Proposed name is Granite Ridge Park. The number of lots may change once the studies are completed.

Anna Jackson moved to accept the Sketch Plan for Granite Ridge Park as presented. Roland Denby seconded the motion. Vote was (5) in favor (1) opposed.

Public Hearing scheduled for May 9, 1990 at 7:00 P.M.

On Site Inspection scheduled for April 25, 1990 at 9:30 P.M. Board members unable to attend could visit the site at their convenience. Sketch Plan fee received and all other information necessary for Sketch Plan placed on file.

#### **VI OLD BUSINESS:**

1. The Milk Room
2. Middleview Estates
3. Mr. Frasca
4. Subdivisions requesting back lot by way of a 50 ft. ROW
5. Charles Sylvester

Anna Jackson nominated Roland Denby for Vice Chairman. Judi Carll seconded the nomination. Vote was (5) in favor.

Dwayne Woodsome nominated Anna Jackson for Secretary/Treasurer. Judi Carll seconded the nomination. Vote was (5) in favor.

**IV REPORT OF OFFICERS:** Balance as of April 11, 1990 \$6,822.67 plus the \$10,000 in the legal account.

**V APPOINTMENTS:**

8:00 P.M. PEIGHTAL (Postponed)  
8:15 P.M. MERRILL  
8:30 P.M. BAKER  
8:45 P.M. CASEY  
9:00 P.M. LEIGHTON

**8:30 P.M. MR BAKER MAP 8 LOT 32 ZONE AR**

Mr. Baker is requesting a conditional use permit to operate a used car lot for sales and repair of cars to be sold only. Mr. Baker should have a copy of the Hazardous Waste Ordinance.

A new driveway an option if this proves to be a cost efficient business. Cars to be located off the street at the side of the barn. If this proves to be a cost efficient operation Mr. Baker would repair these vehicles if necessary. Repair of cars to be sold only.

Anna Jackson moved to have an on site and a Public Hearing under section 4.01. Roland Denby seconded the motion. Vote was (4) in favor and (1) opposed. Discussion on the need for a public hearing.

Public Hearing scheduled for April 26, 1990 at 7:00 P.M.  
On Site Inspection scheduled for Wednesday, April 18, 1990 at 9:30 AM

Roland moved that Mr. Baker notify his abutters of the Public Hearing under Section 13.07. Larry Jacobsen seconded the motion. Vote was (3) in favor (2) opposed. Motion passes.

Mr. Baker noted that he had no intention of creating a junkyard, he would be a wholesale car sales business. He has been in this business for 25 years. He has been in contact with the State and they have forwarded paper work to him that notes Town approval necessary before he can apply for state permits. Mr. Baker can come in to the office to get the addresses of abutters.

**1. THE MILK ROOM**

Road Review Committee Recommendations noted and placed on file. Dwayne Woodsome moved to go with the Road Review Committee recommendation. Roland Denby seconded the motion. Vote was (6) in favor.

**2. MIDDLEVIEW ESTATES**

It has been brought to Dwayne Morins attention that the pins have not been set for this subdivision. Ms. Palmer appears to be in financial trouble and the drive placement prior to sale is also in question. It is against the State Law for the lots to be sold without the pins in place. The Board requested an opinion from the Town Attorney regarding legal options.

**5. CHARLES SYLVESTER**

Mr. Sylvester installed a new septic system but was unable to start construction before the conditional use expired. He is in need of an extension. Dwayne Woodsome moved to grant Charles Sylvester a six month extension on his conditional use permit. Judi Carll seconded the motion. Vote was (6) in favor.

Motion to adjourn at 9:53 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John Phillips*  
*Dwayne Woodsome*  
*Judi Carll*  
*Roland E. Denby*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | APRIL 26, 1990

CALLED TO ORDER BY VICE CHAIRMAN, ROLAND DENBY AT 7:50 P.M.

**I ROLLCALL:** Present were Anna Jackson, Judi Carll, Lawrence Jacobsen, Dwayne Woodsome, John Roberts and Roland Denby who acted as Chairman as John Roberts came later in the meeting.

**II MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to approve April 11, 1990 minutes as written. Dwayne Woodsome seconded the motion. Vote was 5-0 in favor

**III COMMUNICATION AND BILLS:**

1. Letter from Town Attorney Re: Questions asked at Previous meeting
2. Notice of Decision ZBA
3. Notice of Intent to File SRCC
4. Notice of Workshop for Site Planning April 27, 1990
5. April Issue of NEXUS
6. Winter 1990 Issue Maine Heritage

**IV APPOINTMENTS:**

8:00 P.M. FRANK JEWETT  
8:30 P.M. PM CONSTRUCTION  
9:00 P.M. MR. CHARLES CASEY

**8:00 P.M. FRANK JEWETT (GRAVEL PIT)**

Mr. Jewett noted to the Board that his son uses gravel for his septic system business. A portion of this property has been placed into Forest resources. A letter from John Jewett was presented to the Board and placed on file stating that the pit has been used every year since 1971 (this being the date that his business was started).

Judi Carll moved to accept the letter as proof that the gravel pit has been active since zoning was in existence. John Roberts seconded the motion.

Discussion: the 5 acre rule in zoning - once a pit gets over 5 acres Mr. Jewett would need to come back before the Board.

Vote was 5-0-in favor.

**8:30 P.M. PM CONSTRUCTION MAP 43 LOT 833 ZONE R**

Need a building envelope for Lot #833 on Sunset Circle in Lake Arrowhead Estates. Plan to build a 24' x 32' home. Requesting a 10 ft. sideline setback. There is a 20 ft. greenbelt on the sideline that he is requesting a Conditional Use.

Roland Denby moved to approve application on Lot #833 and allow him to be 23 ft. from lot #836 & 837 (Rear Setback) Front setback must be 50 ft. from the Circle. Approved under Section 2.08. Judi Carll seconded the motion. Vote was 5-0 in favor.

**9:00 P.M. CHARLES CASEY FEDERAL STREET**

Dwayne Morin, Town Planner mentioned the problems that have arisen and noted the letter from the Town attorney.

Lawrence Jacobsen moved to hold a Public Hearing to hear from the citizens on May 24, 1990. Judi Carll seconded the motion. Vote was 4-1 in favor.

**VI OLD BUSINESS:**

1. Stanton
2. Jan Tech
3. Richard Prokey

**Stanton Subdivision**

The hammerhead should turn onto Lot #4. Name changed to Sokokis Estates. DOT Permit filed. Greenbelt - 100 ft. on the property towards Route 5.

Mr. Stanton asking for a waiver on the Hydro study until the time that the rear of the property is developed.

Judi Carll moved to have a Hydro study completed. Roland Denby seconded the motion. Asked for a Hydro Impact Evaluation instead of a full blown Hydro study. Judi Carll withdrew her motion.

Roland Denby moved under 6.2.1 (26) P 1 Have a report completed to evaluate the need for a Hydro study or not. Anna Jackson seconded the motion. Vote was 3-2 in favor. Motion passes.

Roland Denby moved to hold a Public Hearing on June 13, 1990 at 7:00 P.M. Anna Jackson seconded the motion. Vote was 4 in favor with 1 abstention.

**Jan Tech Subdivision**

Judi Carll moved to waive the Hydro study. Anna Jackson seconded the motion. Vote was 5-0 in favor.

75 ft. Greenbelt added. Road Review to determine all trees that need to be cut.

Anna Jackson moved to contact abutters of proposed subdivision, if no negative comments within 10 days then Public Hearing is cancelled. Roland Denby seconded the motion. Vote was 5-0 in favor.

**Richard Prokey**

Mr. Prokey presented his survey of his lot. Anna Jackson moved to accept the plan for a single story garage 22' x 22' to be no closer than 80 ft. from water and to meet all other setbacks and that agreement regarding Note #10 be presented. Roland Denby seconded the motion. Vote was 5-0 in favor.

**VII NEW BUSINESS:**

**BRADEEN:**

Ms. Bradeen currently has a trailer on a substandard lot. She is proposing a new home that will meet all setbacks. CEO is asking what the Planning Board would like him to do. Judi Caril moved that Ms. Bradeen be allowed to replace the mobile home with a house. Anna Jackson seconded the motion. Vote was 5-0 in favor.

**BAKER:**

Anna Jackson moved to refund Mr. Baker his \$25.00. Roland Denby seconded the motion. Vote was 5-0 in favor.

**VIII ADJOURNMENT:**

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John W. Flb*  
\_\_\_\_\_  
*Anna Jackson*  
*Roland C. L. Denby*  
\_\_\_\_\_  
*Judith Caril*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MAY 9, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

**I ROLLCALL:** Present were Judi Carll, Roland Denby, Anna Jackson, and John Roberts, Chairman.

**II MINUTES OF PREVIOUS MEETINGS:**

**III COMMUNICATION AND BILLS:**

1. Letter to Mr. Pelletier of the Milk Room
2. Letter to Kathleen Connolly
3. Letter from Jensen Baird Gardner & Henry
4. Letter from CEO Re: Violation
5. Notice of Decision from ZBA

Dwayne Morin, Town Planner notified the Board that Mr. Pelletier had called and he has his ice cream machine installed. He will have the curbing in place before he celebrates his Grand Opening. Could he test his machine by using it prior to the installation of the curbing? Also he requested using the area directly in front of the store for employee parking only.

Anna Jackson moved that no parking in front of the store be allowed. Judi Carll seconded the motion. Vote was 3-0 in favor.

**IV REPORT OF OFFICERS:** Anna to report at next meeting with accurate balance from the Planning Board account.

**V APPOINTMENTS:**

- 8:30 P.M. ROBERT BECK (POSTPONED)
- 8:45 P.M. WENTZELL CONSTRUCTION
- 9:00 P.M. GRACE PALMER
- 9:15 P.M. RUSSELL GEORGE

**WENTZELL CONSTRUCTION      MAP 46      LOT 2150      ZONE R**

Mr. Wentzell proposing a 24' x 30' attached garage. Building permit issued for the house which meets setback requirements. This addition would come 27 ft. from the line bordering greenbelt.

Anna Jackson moved to accept sketch with the structure going no closer than 25 ft. to the sideline bordering greenbelt and lot #2149. Roland seconded the motion. Vote was 3-0 in favor.

**GRACE PALMER**

**MIDDLEVIEW ESTATES SUBDIVISION**

Mr. Clayton Hurlburt is the current mortgage holder on the property. Mr. Hurlburt now owns the property. The property has been listed, but Mr. Hurlburt finds the restriction placed on the subdivision regarding tree cutting restricted to the building area only very hard to sell. This would not allow the property owners to clean the lot of diseased trees and also many of these trees were damaged by the 1947 fire. An affidavit would need to be drawn up to remove the note from the approved subdivision.

Judi Carll moved that Item #10 on page one and Item #13 on page two of the Middleview Estates Subdivision be deleted. Roland Denby seconded the motion. Vote was in favor 3-0.

Noted that Charley is aware of what needs to be drawn up. He can do that and present it to the board at next meeting for signatures.

**RUSSELL GEORGE**

**OSSIPEE LAKE**

**MAP 40**

**LOT 7**

**ZONE**

**AR**

Mr. George would like permission to place a 12' x 16' shed on his property 100 ft. from the water and approximately 10 ft. from his lot line.

Anna Jackson moved to allow the request for a 12' x 16' shed to be positively no closer than 10 ft. to the sideline and placed on blocks. Roland Denby seconded the motion. Vote was in favor 3-0.

**VI OLD BUSINESS:**

**JAN TECH SUBDIVISION**

Dwayne Morin, Town Planner informed the board that he had received one negative response however this did not come from an abutter. All abutters have contacted Mr. Morin and they had no problems with the proposed development.

Anna Jackson moved to have no Public Hearing since no negative response has been received and all abutters have contacted the Town Planner. Judi Carll seconded the motion. Vote was in favor 3-0.

**VII NEW BUSINESS:**

1. Illegal Subdivision
2. Letter regarding Section 2.08 and 3.03
3. Comprehensive Plan
4. Special Town Meeting

1. Illegal Subdivision:

Attention to the Planning Board, Code Enforcement Office will be handling this.

2. Letter regarding the Meeting to Discuss Section 2.08 and 3.03.

3. Comprehensive Plan: Noted meeting dates of May 16, and 23.

4. Special Town Meeting: Does the Board have anything that needs to be on the Special Town Meeting Warrant. Dwayne Morin noted signature line and expiration date for Site Plan Review Approvals.

Anna Jackson moved to have Dwayne draft changes to the Site Plan Review Ordinance - signature lines and expiration clause for June Special Town Meeting.

No motion necessary Dwayne Morin to take care of.

**VIII ADJOURNMENT:**

Motion was made and seconded to adjourn at 9:13 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John R. B.*  
*Thomas F. L.*  
*Judith C.*



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

PUBLIC HEARING  
GRANITE RIDGE SUBDIVISION  
May 9, 1990

Present were Chairman John Roberts, Anna Jackson, Roland Denby and Judi Carll. Approximately 10 citizens were in attendance. Meeting called to order at 7:15 P.M.

John Roberts noted Right of Way and problems that might need addressing at a later time. Brief discussion regarding this matter.

Wes Leighton explained his proposed subdivision as a Mobile Home Park with four business lots bordering Route 202 & 4. Mr. Leighton is working with DOT to eliminate one of the existing openings and relocate for one entrance. This was explained briefly.

Thirty six mobile home lots with a 5 acre area for possible future expansion.

The State has mandated new laws exceeding the towns requirements. Mr. Leighton has no intension of cutting foliage. Expecting very little impact to the area. At this time Mr. Leighton would like to keep an area open for the elderly as well as an area for families with small children potentially towards the front for easy access to a bus stop. If this is not lucrative this plan may change.

Phil Windsor: a direct abutter at the rear of the property asked at what area his property abutted Mr. Leighton. Tax Maps were shown to Mr. Windsor to claify this.

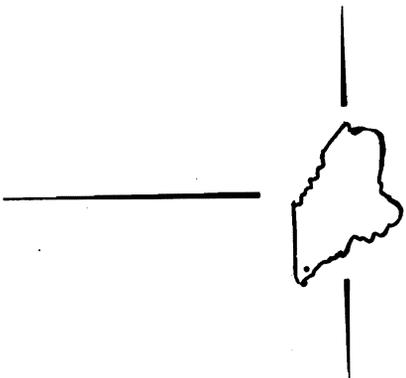
Land has been surveyed. Smith & Woodard believed the owner of the entrance to the Church. The Church feels differently. Questions regarding the location of the property line abutting the church questioned. Mr. Leighton offered to walk the lines. Clearly marked by ribbons.

Sewerage - Proposed package systems. One system for 8 trailers. Using this system if one failed the entire park would not be down. Central water system proposed with one back up location. Mr. Leighton's Company will be placing the wells above the location for the sewerage.

Discussion regarding the old route 202. Mr. Leighton noted that the County Commissioner indicated the land reverted to the town. This appears to be the only access to property owned by the town.

Questions asked as to the age of trailers? State manadate - cannot discriminate by year of trailer. They would have to meet HUD standards. Mr. Leighton would prefer to have new trailers or no older than 5 years. Mrs. Leighton purchased the homes at the rear of the property with 10 acres.

Meeting closed at 7:43 P.M.



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

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PUBLIC HEARING  
PROPOSED ZONING CHANGES  
JUNE 6, 1990

Hearing called to order by Chairman, John Roberts at 7:43 P.M.

Present were John Roberts, Roland Denby, Dwayne Morin and Sharon Abbott.

Dwayne explained a few changes that will be necessary in the Mobile Home Park amendments.

Discussed fines collected going to the Planning/CEO Department for use with attorneys in enforcement procedures. This being a change in the BOCA adoption requested.

Change to Section 2.08 discussed briefly.

Meeting closed at 8:00 P.M.

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | JUNE 13, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:00 P.M.

I **ROLLCALL:** Present were Roland Denby, Judi Carl1, Anna Jackson, Dwayne Woodsome and Chairman, John Roberts.

II **MINUTES OF PREVIOUS MEETINGS:** April 26, 1990 and May 9, 1990

III **COMMUNICATION AND BILLS:**

1. May & June Issue of UPDATE
2. Literature from Timson, Schepps & Peters, Inc.
3. Smith & Elliott Re: Amendments to Zoning 2.08 & Mobile Home Park
4. May Issue of MAP
5. Request from Shapleigh Planning Board for Meeting Re: Subdivision abutting Waterboro
6. SRCC Notice of Intent to file
7. DEP Department Order Re: Kasprzak Landbank Inc.
8. Info from ZBA Decision/Minutes of Public Hearing
9. Letters CC to Planning Board
10. Letter to CMP
11. Info from Jensen Baird Gardner & Henry Re: New Changes
12. Invoice from Little Ossipee Florist (sent to Town Clerk)

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

- 8:00 P.M. ROBERT BECK SUBDIVISION
- 8:15 P.M. DAVE GREATON
- 8:30 P.M. SHAWN GRANT
- 8:45 P.M. JAMES TAYLOR
- 9:00 P.M. KONTOFF
- 9:15 P.M. SCAMMON
- 9:20 P.M. CONNOLLY
- 9:30 P.M. JAACCK'S

**ROBERT BECK SKETCH PLAN FOR SUBDIVISION MIDDLE ROAD**

3 Lot Subdivision. Each lot 10 acres. Minimum lot size for this area is 5 acres. Mr. Beck had two requests for waivers. 1) Request 20 ft. contours. 2) Request waiver of hydro study since each lot is twice the required size in this area. Noted 1 to 5 frontage to depth. State law only governs land within shoreland. Common drives? Mr. Beck was open to discussion. No existing wetlands on property. Very steep hill similar in nature to Grace Palmer's property. Fairly steep drop - Board concerned with drainage and erosion. Greenbelt area not noted on plan. Timber on the lot appears to be second growth. Mostly birch and alders. Mr. Beck did not have a copy of the deed to the property with him. Name of proposed subdivision is Hillside Terrace. Board felt they should do an on site inspection. Town Planner recommended a mandated building setback.

Width of Middle Road labeled as 49 1/2 ft. All requirements have been met except showing proof of ownership. This will be necessary prior to Preliminary Plan. On Site scheduled for Wednesday, June 20, 1990 at 9:30 A.M. Board members to meet at the Town Office. Board to meet Mr. Beck around 10:00 A.M. on site.

1) Waiver of topography: Roland Denby moved to accept 20 ft. contour interval. Dwayne Woodsome seconded the motion. Discussion: Dwayne suggested that if granted a Building setback requirement be considered due to the steepness factor involved. Vote was (4) in favor.

2) Waiver to Hydro study: Roland Denby moved to require an impact statement, after review the Board could determine the need for Hydro study. Anna Jackson seconded the motion. Vote was (4) in favor.

Judi Carll moved pending proof of ownership Sketch Plan of Hillside Terrace be approved. Roland Denby seconded the motion. Vote was (4) in favor.

**8:15 P.M. DAVE GREATON MAP 45 LOT 1402 R ZONE**

Saco River Corridor Permit Reviewed. Dwayne Woodsome moved to reduce the sideline setbacks to 30 ft. on both sides and Saco River Corridor Commission Permit be adhered to. Roland Denby seconded the motion. Vote was (4) in favor.

**8:30 P.M. SHAWN GRANT MAP 44 LOT 2271 R ZONE**

Corner lot in Lake Arrowhead. Asking for 29 ft. setback at the rear in place of 35 ft. Rear lot is vacant at this time. Dwayne Woodsome moved to grant reduction of rear setback to 30 ft. and front on New Dam Road to 48 ft. Roland Denby seconded the motion. Vote was (4) in favor.

**8:45 P.M. JAMES TAYLOR TWIN PINES MOBILE HOME PARK**

Requesting placement of addition to railer. Addition to be placed on blocks with skirting. Bob Hanson, owner of park has given his verbal okay for this addition. Roland Denby moved to approve application with setbacks requested under Section 3.03 to be placed on blocks and be a structure that can be moved. Anna Jackson seconded the motion. Vote was (4) in favor.

**9:00 P.M. KONTOFF MAP 43 LOT 898 R ZONE**

SRCC Approval on record. The permit requires a 20 ft. greenbelt. House proposed is 24' x 44' with a 6' deck on the front facing Lakeview Drive. Dwayne Woodsome moved to grant reduction of rear setback to 16 ft. frontyard to 34 ft. sideline to 29 ft. and to follow Saco River Corridor Commission Permit under Section 2.08. Roland Denby seconded the motion. The Board noted to Mr. Greateon that these measurements included the overhang. Vote was (4) in favor.

**9:15 P.M. SCAMMON MAP 38 LOT 14 AR ZONE**

Request is to replace existing porch screens with windows. Dwayne Woodsome moved to send Anna & Roland on an on site. This would be under the States 30% rule. Anna Jackson moved to allow placement of windows on screen porch, no addition to go closer to water or enlargement of cottage. Judy Carll seconded the motion. Vote was (4) in favor.

**9:20 P.M. CONNOLLY**

Property is located off Cluff Road. The Town owns a portion of this road. Permit by Rule from DEP returned okay. Anna Jackson moved to accept Ms. Connolly's plan for 10' x 10' deck with walkway to wharf movable in water, all DEP requirements be met. Roland Denby seconded the motion. Vote was in favor (4).

**9:30 P.M. JAACCK'S (C&K APARTMENTS) SUBDIVISION**

Mr. Kustron, Mr. Dumas and Mr. Sellers were present. They are the new owner's of the complex. Dwayne Morin gave general background. All conditions of the subdivision were to be met one year from the issuance of the final (last) Occupancy Permit. Noted by owners that all units are occupied. Monday an area was smoothed. Mr. Kustron and Mr. Dumas were not involved at the time this subdivision was approved. Mr. Dumas believed that the area to be seeded did not include the pit. John Roberts noted that he was on the Board when this subdivision was approved and the material was to be used for site preparation. Mr. Kustron noted that the gravel was not being sold but traded for the material to reclaim area. Plan notes for site fill. Two years ago fill was sold. The Board asked what time frame they were expecting to meet the subdivision notes? Right now there is no money available. Property not supporting costs, to maintain taxes, etc. One or two of the rents are vacant most of the time. They have not been able to rent the units for what they expected. When they are all rented they just break even. Woody Owen assisting with the back area. Rear area is the largest concern of the Board. 3/27/87 Minutes on file were read for clarification of area needing seeding.

Dwayne Woodsome had done an on site inspection and it appears that about 2,000 yards of material will need to be moved. Dwayne briefly explained what needed to be done. 3 to 1 grade necessary for finish grade. Looking at paying a fine if not taken care of.

Roland Denby moved to grant an extension to September 30, 1990 for the reseeding as per plan. Anna Jackson seconded the motion. The Board had no objection to them trading material for services to reclaim the area. Discussion regarding the reshaping. Roland Denby withdrew his motion. Anna Jackson withdrew her second.

Dwayne Woodsome moved to extend gravel extraction and reclamation until the end of 1990, all banks must be reshaped by this time, all banks will be reseeded by June 1, 1991. Roland Denby seconded the motion. Discussion: Pavement agreed not a requirement. Type of paving material suggested. Dwayne Morin to supply them with the information. If not completed all zoning regulations, including fines that will be enforced. Vote was (4) in favor.

**VI OLD BUSINESS:**

1. CHARLES CASEY
2. JAN TECH SUBDIVISION
3. MEETING WITH SHAPLEIGH PLANNING BOARD

**1. CHARLES CASEY**

Dwayne Woodsome moved to grant Conditional Use Request under Section 3.05.03 #11. and No unregistered motor vehicles be stored on the property. Anna Jackson seconded the motion. Vote was (4) in favor.

**2. JAN TECH SUBDIVISION**

Preliminary Plan Approval. Abutting property owner's had no objection that they recorded with the town. Public Hearing waived. Anna Jackson moved to approve Preliminary Plan of West Hill Subdivision. Judi Carll seconded the motion. Vote was (4) in favor.

**3. SHAPLEIGH PLANNING BOARD**

Dwayne Morin to notify the Shapleigh Planning Board that they will meet with them at their next meeting June 28, 1990 at 8:30 P.M.

Dwayne Woodsome noted he would not be here at the next few meetings.

Roland Denby moved to accept the April 26, 1990 and May 9, 1990 minutes. Anna Jackson seconded the motion. Vote was (4) in favor.

Treasurer reported Year To Date Balance of \$4,542.82. Legal Account Balance of \$9,283.75.

Meeting adjourned at 10:38 P.M.

Respectfully submitted,

Anna Jackson  
Secretary/Treasurer

*John W. ...*  
*Roland Denby*  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



PUBLIC HEARING  
JUNE 13, 1990  
DAVID STANTON PROJECT

MEETING CALLED TO ORDER AT 7:35 P.M. BY CHAIRMAN JOHN ROBERTS.

Present from the Board were Anna Jackson, Judi Carll, Roland Denby, Dwayne Woodsome and Chairman John Roberts. Approximately 5 citizens were in attendance. Sketch Plan Presented by Owens McCullough of Sebago Technics, Mr. Stanton's representative. Plans show a four lot subdivision off Route 5. Lot sizes vary from 1.85 to 3.2 acres to be accessed by a new paved access road. Right of Way to rear property (80) acre parcel. Existing access road to be abandoned and the new road to be used for access to the gravel extraction project.

Mr. Hanson viewed the plan. Town requires a 50 ft. width for right of way. Width of a road would be 20 ft. Once the new road is developed it would have to be paved.

Town planner fielded concerns voiced by Mr. Hanson. He felt very strongly against the placement of a "future road" abutting his property. Mr. Stanton explained his reasons to the Board for retaining the right of way for insurance in case a second access is required by the Planning Board for future development of the remaining 80 acres.

Gravel trucks would be going by the four lots. Single family dwellings accessed by a single hammerhead turn. Cul-de-sac easement in case there is no further development of the remaining 80 acre parcel. If no further development within 5 years the cul-de-sac would be constructed.

Approved application for entrance to the four lot subdivision was presented and placed on file.

Modular Home Park intended for a portion of the remaining 80 acres. Mr. Stanton was informed by Town Planner and Planning Board of proposed Mobile Home Park Ordinance that will allow this type of development in Village and Residential Zone only. July 17, 1990 Special Town Meeting.

Dust problems brought up. Interim use of existing road necessary until the new road entrance is approved by the Town. Site walk has been completed.

The Hydro Impact Study has been forwarded to Peter Garrett for review. Mobile Homes would be allowed on two acre lots but the lots would have to be sold.

Meeting closed at 8:00 P.M.

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD JUNE 28, 1990  
MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

- I ROLLCALL:** Present were Anna Jackson, Roland Denby, Judi Carll, Jon Gale and John Roberts, Chairman.
- II MINUTES OF PREVIOUS MEETINGS:** June 13, 1990  
Roland Denby moved to accept June 13, 1990 minutes as printed  
Judi Carll seconded the motion. Vote was (3) in favor.
- III COMMUNICATION AND BILLS:**
1. Info from Wright-Pierce Engineers & Surveyors
  2. Saco River Corridor Commission Notice of Intent to File
  3. Affidavit from Grace Palmer
  4. Outgoing Communication to Shapleigh Planning Board
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**
- 8:00 P.M. OSSIPEE HILL ASSOCIATION  
8:15 P.M. FRANK TARENTINO  
8:30 P.M. SHAPLEIGH PLANNING BOARD  
9:00 P.M. CASSINO
- 8:00 P.M. OSSIPEE HILL ASSOCIATES MAP 44 LOT A-531 R ZONE**
- Requesting 29 ft. sideline setbacks instead of the 35 ft. required by zoning. Proposing a 24' x 34' home. Roland Denby moved to approve setback of minimum 50 ft. frontyard setback off Beaver Dam Road as per Zoning Ordinance and allow them to go within 28 ft. of both sidelines. Jon Gale seconded the motion. Vote was (3) in favor.
- VI NEW BUSINESS:**
1. On-Time Machining
- V OLD BUSINESS:**
1. Granite Ridge Subdivision
  2. Grace Palmer Affidavit
- 2. Affidavit signed by Planning Board members present.**

**8:15 P.M. FRANK TARENTINO MAP 13 LOT 69 VILLAGE ZONE**

Lot has less than 40,000 sq. ft. Requesting a home occupation of sporting goods store. Garage to be used of business. To be run by owner's only. No storage outside. Sign allowed if under 20 sq. ft. Business to be part time for a while. Intend to widen drive to accomodate parking area for business.

Judi Carll moved to allow Home Occupation under Section 3.04.02, 7.03, 2.08 and page 68 Definition of Home Occupation designating 25%. Roland Denby seconded the motion. Vote was (3) in favor (1) abstention.

Old Business:

### **GRANITE RIDGE SUBDIVISION**

Wes & Kathy Leighton present with two requests:

1. A waiver of individual lot layouts. They are asking for 36 mobile home lots. They would not exceed this. Due to the ledge outcroppings they expect that the final count will be less than 36 lots. Also due to the ledge they expect that it will be necessary to vary the lot sizes. Also the lot area for the subdivision will be 19 acres so that they won't have to go through DEP review.

Board discussed this. Possibly a note on the plan with setback dimensions. Also possibly an as built for the sewer and water lines. Roland Denby suggested the Board seek a legal opinion on the Board's authority. This request was tabled until the July 11th meeting.

2. A waiver of the topography requirements. Mr. Leighton noted that from Route 202 to the rear of the property is 82 ft. rise. It would be a nightmare to shoot a 2ft. or 5 ft. contour. He was planning to leave as much growth as possible. 10 ft. contour lines were suggested.

Roland Denby moved approval of 10 ft. contour lines. Jon Gale seconded the motion. Vote was (4) in favor.

Mr. Leighton also informed the Board that the house at the rear of the property was For Sale. This should be checked with the attorney to see if this would be included in the acreage of the subdivision. Roland Denby moved to request an opinion from Ken Cole since Karen Lovell will be on vacation. Jon Gale seconded the motion. Vote was (4) in favor.

**8:30 P.M. SHAPLEIGH PLANNING BOARD**

Judy Noel, Chairman of the Shapleigh was present with Michael Morris. Dwayne Morin, Town Planner explained to the Board that state law mandates a combined meeting when a subdivision include land from another town. Most of the land that falls within the Town of Waterboro is under water. Approximately 1 1/2 acres is dry. This property abuts Lake Sherburne subdivision.

**9:00 P.M. CASSINO MAP 38 LOT 18 AR ZONE**

Cottage is approximately 31 ft. from Lake Ossipee. Approximate slope is 15 ft. DEP permits sent (short form used). Town Planner suggested long form would be necessary since project would include digging for a foundation. Dwayne Morin agreed to check the slope for Mr. Cassino. Foundation placed under the existing cottage requested of the Board. Note from Mr. Glenn Foye regarding the septic system. Board informed Mr. Cassino that he would need to upgrade the existing septic system. Glenn Foye's recommendation was to place a new system if the use changed from seasonal to year round. The Board classifies the placement of a foundation as a change of use.

Anna Jackson moved approval of foundation, dimensions of existing cottage not to be enlarged over present measurements and an updated septic system pending DEP approval under section 2.08. Jon Gale seconded the motion. Vote was (4) in favor.

**New Business:**

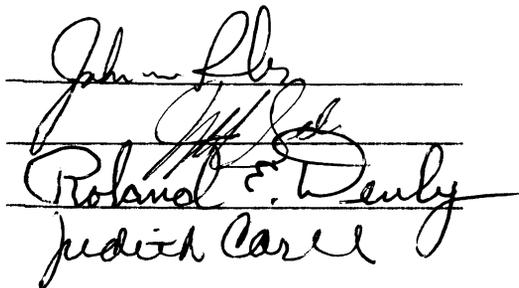
On-Time Machining: Proposal to add a manufacturing line which would add jobs. Governor has been working with Dornag. On-Time Machining won the contract. Company agreed to purchase 80% of all product made. Development fund would potentially fund 40% or \$100,000 for the project. Planning Board approval would be necessary for the Development Fund application. All items used are hauled away, no oils involved.

Judi Carll moved approval of Development Fund application of On-Time Machining. Anna Jackson seconded the motion. Vote was (4) in favor.

Meeting adjourned at 9:28 P.M.

Respectfully submitted,

Anna Jackson  
Secretary/Treasurer

  
\_\_\_\_\_  
\_\_\_\_\_  
Roland E. Dearly  
Judith Carll



Requested waiver for Hydro Study. Hydrogeologic Impact Statement suggested.

Jon Gale moved to accept Sketch Plan of James Buraby, that a Hydrogeologic Impact Statement be complete before Preliminary Plan and also he name the subdivision and to secure the quiet title action and surveys. Roland Denby seconded the motion. Vote was (3) in favor.

Judi Carll moved that driveway of lot abutting Deer Watch abut the lot line and lots 2 & 3 have a common drive. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

Judi Carll moved to allow 1" to 100' to allow subdivision to fit on one sheet. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

Request for 10 ft. contour lines.  
Roland Denby moved to allow 10 ft. contour lines. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

On Site: Roland and Anna to confirm a time and Sharon to notify Mr. Buraby.  
Public Hearing: Set for July 26, 1990 at 7:00 P.M. prior to Regular Meeting. Mr. Buraby to notify abutters.

**PATRICK ROBICHAUD          MAP 11          LOT 15B          ZONE AR**

Mr. & Mrs. Robichaud were present and requested a Conditional Use Permit to remove a mound of gravel located on property to create an area for a lawn. Some gravel would need to be hauled off site. Area to be cleared maximum 60' x 100'. Most of the material would be leveling the lot.

Roland Denby moved to approve request to level off a 60' x 100' area and that it be reseeded within one year of completion of leveling and should be no closer than 150 ft. to abutters property line. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

**WENTZELL CONSTRUCTION          MAP 45          LOT 1438          ZONE R**

Willis Wentzell requesting a 5 ft. relief from front property line setback due to Saco River Corridor Commission request to place house as per their permit.

Jon Gale moved to allow Mr. Wentzell to go no closer than 44 ft. from front property line. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

**MR. WORSTER            MAP 43        LOT 869        ZONE R**

Mr. Worster requesting relief of frontyard setback from Sunset Circle. Jon Gale moved that structure be no closer than 50 ft. from Tower Circle, 35 ft. from Sunset Circle and follow Saco River Corridor Commission Permit. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

**VI        NEW BUSINESS:**

Woodland Heights has received DEP approval and will be coming back before the Board. Dwayne Morin will be meeting with the developers.

**VII       OLD BUSINESS:**

1. GRANITE RIDGE

Dwayne spoke with Karen Lovell regarding question of lot layout. Karen informed him that the lots will have to be laid out. Mr. Leighton has been contacted and he is laying the lots out.

2. DAVID STANTON - SOKOKIS ESTATES

Mr. Bill Hanson noted that he had checked town tax records and Mr. Stanton has a lien against the property he is proposing to develop. Town Planner noted that this would have to be paid prior to Final Approval of the Subdivision. Letter from Mr. Bill Hanson Sr. placed on file. Mr. Hanson's concerns had been addressed and were noted on the plan. Due to the question of 20 acre DEP review an Advisory Opinion is in the process. Mr. Walt Stinson was present with Mr. Stanton and he noted the changes to the plan. Mr. Hanson noted that he still has a problem with dust from the hauling of gravel off the property. The Hanson's were very upset and wanted everything to be done correctly.

Mr. Hanson expressed concern with the secondary access that directly abuts his property. This was explained that it would not be a road. If Mr. Stanton submitted plans for the remaining land for further development he might be asked by the Town or DEP to have a secondary access to his project. This development if submitted would need DEP approval and would be thoroughly scrutinized.

Mr. Jim Parks spoke on behalf of the Hansons and the dust problem that they have been living with. Bill Hanson explained that he had contacted Genest who had been hauling and they had spread calcium chloride to alleviate the dust problem. The Chairman explained to the Hansons that the only way the Board could alleviate this problem would be to approve the new road as per the subdivision plan.

Checklist complete with two exceptions: Name for the street, a sample deed needed for the files.

Roland Denby moved checklist complete, move to accept Preliminary Plan of Sokokis Estates and include well and septic system envelopes on Final Plan, previous to Final Plan acceptance a sample deed and a name for the road(to be noted on Final Plan) and Mr. Stanton to provide 3 cost estimates for the road. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

### 3. DEER ACRES:

Mr. Wentzell the new owner of Deer Acres. Mr. Wentzell has ordered the trees for the front line. He is asking permission to plant all but 8 trees before September 30, 1990 as per previous Planning Board approval. This is to give him additional time to clear the stock piles that Mr. Belanger placed on the property.

Jon Gale moved to allow an extension of one year to plant trees on the right side of property as you face it from Route 5 from driveway to gravel holding area. Judi Carll seconded the motion. Vote was 3 - 0 in favor.

Also Mr. Wentzell would like to know the amount needed for a letter of credit for the continuation of the completion of the road. Mr. Wentzell has received 3 verbal quotes ranging from 14,000 to 16,000 dollars for 2" base and 1" top coat. Bond of \$20,000 requested.

Judi Carll moved that a Letter of Credit be for \$20,000 for completion of road for Deer Acres. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

### 4. JAN TECH

Road Review Committee has looked at the trees. Committee is requesting removal of 12 pines from the drive to the sign. Road Review Committee suggested that the Board request a letter of credit in the amount of \$1,200. to cover the cost of doing this in case the developer does not. Mr. Janotta asked if a check would take care of this. The Board informed him that they could not accept this without a vote from the Towns people.

Final Plan is complete. The first 50' of road is in place.

Roland Denby moved to accept Final Plan of West Hill Subdivision and Jan Tech must have trees cut as per Road Review Committee recommendations before a Building Permit can be issued and that the damaged road culvert be replaced with one of adequate size and strength. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

Draft chapter of Goals & Objectives given to the Board members present.

Meeting adjourned at 10:25 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John R. [unclear]*  
*Roland E. Denby*  
*Judith Corell*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JULY 26, 1990

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:50 P.M.

I ROLLCALL: Present were Anna Jackson, Dwayne Woodsome, Roland Denby, Judi Carll, Jon Gale and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: July 11, 1990

III COMMUNICATIONS:

1. DEP ISSUE PROFILE Re: Clustered Development (Site Law)
2. Information from APA
3. Maine Business Indicators
4. Notice of Decision from ZBA
5. Notice from Selectmen
6. Letter to Kathryn Rand Re: Comp Plan Extension Request
7. Letter to Planning Board
8. Memo from T J Nelson Re: Gerard Lemieux

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:00 P.M. PUBLIC HEARING JAMES BURABY  
7:30 P.M. MEETING WITH SELECTMEN  
8:00 P.M. GERARD LEMIEUX (Did not show up)  
8:15 P.M. WAYNE EVANS  
8:30 P.M. D & W REALTY  
8:45 P.M. MAXINE PIEGHTAL  
9:00 P.M. MARY ANN WHITE

**8:30 P.M. D & W REALTY MAP 45 LOT 1806 ZONE R**

Permit from Saco River Corridor Commission read. This permit requires front setback from front lot line of no less than 51 ft. Planning Board could not act since Saco River Corridor placed this stipulation. Solution would be smaller house or return to SRCC to request less restrictive permit.

**8:15 P.M. WAYNE EVANS MAP 30 LOT 4 ZONE AR**

Mr. Evans went to DEP for a permit to construct a retaining wall 76 ft. from Lake Ossipee. He was not aware that he needed Town approval. A Stop Work Order was placed until Planning Board could review.

Anna Jackson moved that Wayne Evans be allowed to finish the retaining wall as per DEP Permit, that a double fine be assessed for starting construction without a permit and that the no soil go closer to the lake. Roland Denby seconded the motion. Vote was 4 - 0 in favor.

9:00 P.M. MARY ANN WHITE MAP 38 LOT 23 ZONE AR

Requesting permission to replace existing rotting deck and stairs. Pictures placed on file. Stairs and deck are quite rotten Mary Ann did not believe any portion could be salvaged.

Jon Gale moved that Mary Ann White be allowed to replace existing deck and stairs in the exact footprint. Roland Denby seconded the motion. Vote was 4 - 0 in favor.

8:45 P.M. MAXINE PIEGHTAL MAP 31 LOT 2 ZONE AR

Requesting permission to resurface existing cement retaining wall at waters edge. DEP Permit on file.

Jon Gale moved Maxine Pieghtal be allowed to refinish the wall to DEP specifications. Judi Carll seconded the motion. Vote was 4 - 0 in favor.

Dwayne Morin notified the Board members of the Public Hearing on August 9, 1990 for the Comprehensive Plan. Brief summary regarding Granite Ridge Subdivision given.

Meeting Adjourned at 8:55 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John B.*  
*Dwayne Morin*  
*Roland E. Denby*  
*Judi Carll*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | AUGUST 8, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:30 P.M.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Dwayne Woodsome, Judi Carll, Jon Gale and Chairman, John Roberts.

II **MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to approve the minutes of July 11, 1990. John Roberts seconded the motion. Vote was 3-0-1 in favor. Roland Denby moved to approve the minutes of July 26, 1990. Anna Jackson seconded the motion. Vote was 3-0 in favor.

III **COMMUNICATION AND BILLS:**  
NONE

Chairman asked the Board members what they would like to do about the zoning changes that were tabled at the previous Special Town Meeting.

Anna Jackson moved that the Planning Board request a Special Town Meeting for Changes to the Zoning Ordinance to include the Mobile Home Park Changes, Changes to Section 2.08 that were tabled at the previous Special Town Meeting. Judi Carll seconded the motion. Vote was 3-1 in favor.

OLD BUSINESS: James Buraby Subdivision

Mr. Buraby has notified Dwayne Morin that the scale of 1" - 100' will not allow the subdivision to fit on one sheet. Mr. Buraby is requesting the Boundary Survey on one sheet using scale of 1" - 200' and the Sub Proper on a second sheet using scale of 1" - 100'.

Roland Denby moved to approve the request of James Buraby. Dwayne Woodsome seconded the motion. Vote was 4 - 0 in favor.

Dwayne Morin, Town Planner notified the Board members of the Public Hearing on the Comprehensive Plan the following evening at 7:00 P.M.

IV **REPORT OF OFFICERS:** Anna was unable to give the treasurer's report. This will be given at the next meeting.

**V****APPOINTMENTS:**

8:00 P.M. DONALD BROOKS  
 8:15 P.M. GERARD LEMIEUX

**8:15 P.M. DONALD BROOKS MAP 6 LOT 27B ZONE AR**

Donald and David Brooks are requesting a Conditional Use Permit to operate a Machine Shop in their 24' x 36' garage located on the West Road. This is a State Aid Road. Section 3.06.03 Item #17. Donald and David are the only operators.

Mrs. Janet Junkins the direct abutter was present and spoke to the Board of her concerns. She supplied the Board with a petition with 41 signatures of people on the West Road regarding this application. The petition was placed on file. Mrs. Junkins noted concerns of increased traffic, the possible devaluation of property value. The people in the area are against the West Road being used for Industrial Business.

Mrs. Junkins was also concerned with how the solvents were being cared for, scrap metal storage, and there was a center drain placed in the floor of the garage when it was constructed. Would this be a potential danger to the water table.

Mr. Brooks was asked if he had any objections to permanently sealing the center drain in the floor of the garage. Mr. Brooks had no objection to this. The Board noted that the Town has a Hazardous Waste Ordinance and Mr. Brooks would need a permit from the Hazardous Waste Committee for his business.

Mr. Brooks has milling machines and lathes. Very low noise factor.

Anna Jackson moved for an On Site Inspection of the property for August 14, 1990 at 9:30 A.M. Board members to meet at the Town Offices, and a Public Hearing on August 23, 1990 at 7:30 P.M. Roland Denby seconded the motion. Vote was 3-1-1 in favor.

Dwayne Woodsome moved to notify the Hazardous Waste Committee of the On Site inspection so they could also attend. Anna Jackson seconded the motion. Vote was 4-0-1 in favor.

**GERARD LEMIEUX MAP 38 LOT 27 ZONE AR**

Mr. Lemieux is requesting placement of a spiral staircase on the outside of his home located on Lake Ossipee for use as a fire escape. Placement of the staircase is closer to the water. Mr. Lemieux has a pull down stairway currently that goes for his first floor to his second floor. There are six bedrooms on the second level, one bedroom on the first level. Mr. Lemieux's grandchildren use the second level and he for safety reasons is requesting the spiral staircase for use as a means of secondary exit in case of fire.

A memo for the CEO notifying the Board that a spiral stairway is not allowed for use as a means of emergency egress under the BOCA Codes or under Life Safety Codes. CEO suggested an on site with the Fire Marshall and himself with the Planning Board.

The Board asked Mr. Lemieux if he could put a regular staircase between the first level and the second level. Mr. Lemieux said he could not because it would block entrance to his bathroom and dining room.

Anna Jackson moved for an On Site inspection on August 14, 1990 at approximately 10:30 A.M. and requested the Fire Marshall and CEO to attend. Roland Denby seconded the motion. Vote was 5-0 in favor.

**VI NEW BUSINESS:**

**VII OLD BUSINESS:**

1. STANTON SUBDIVISION FINAL PLAN
2. GRANITE RIDGE SUBDIVISION PRELIMINARY PLAN
3. JAMES BURABY
4. SPECIAL TOWN MEETING

**DAVID STANTON FINAL PLAN FOR SOKOKIS ESTATES**

Present were Mr. Stanton and Owens McCullough of Sebago Technics. Dwayne Morin had listed items missing on Preliminary Plan. Checklist run through. Completed plan.

Road Review Chairman was called and the following report was placed on file. The Road Review Committee Recommended that Stanton Way be built to MDOT standards. Gravel gradation compact be used. Dust control measures be requested at the end of pavement of new road. Road Review inspection after each phase and an as built set of plans on completion of the road. The Committee suggested \$65 - \$75 per lineal foot of road for a bond to include the hammerhead turn and beyond.

Anna Jackson moved to accept the Road Review Recommendations for the Final Plan of Sokokis Estates, and that crushed rock for 75 ft. at the end of pavement for dust control measure, and a \$53,000 bond for the road. Jon Gale seconded the motion.

Mr. Stanton suggested an alternative to the bond. Two suggestions were presented for the Board to consider.

1. Mr. Stanton be allowed to build the road and the Board restricting him to build only on the first two lots in the subdivision until the road is complete not allowing any building permits on the rear two lots or,

2. Restricting building on any lots in the subdivision until the road is completed.

This would prevent a substantial time delay for Mr. Stanton. Note #19 on the plan would nullify the subdivision if any portion of the subdivision does not comply with the entire plan and supporting documents.

Jon Gale moved to amend the motion to include or, after \$53,000, can build the road without the bond to the Road Review Specifications and not be allowed to sell or build on the lots until Road is built to specifications and inspected by the Road Review Committee. Judi Carll seconded the motion. Vote on the amendment was 5 - 0 in favor.

Amended motion: To accept the Road Review Committee recommendations for the Final Plan of Sokokis Estates, and that 75 ft. of crushed rock at the end of pavement for dust control measure, and a bond for \$53,000 or can build the road without the bond to the Road Review Specifications and not be allowed to sell or build on the lots until Road is built to specifications and inspected by the Road Review Committee. Vote on amendment was 4 - 1 in favor.

**GRANITE RIDGE MOBILE HOME PARK SUBDIVISION PRELIMINARY PLAN**

The following was suggested by the Town Planner to be placed on the plan:

## RECOMMENDATIONS ON GRANITE RIDGE

- 1) Park Layout should be at a scale of 1"=60'.  
Boundary Survey can be left at 1"=100'.  
Reason: Current plan is cluttered and with the addition of bearings it will become even more cluttered.
- 2) Individual Lots should have bearings on proposed Mobile Home lots
- 3) Setbacks should be set as to front, side, and rear locations.  
Recommend: 20' - front & side      10' - rear
- 4) Require setback lines on plan.
- 5) Have mail delivery provisions depicted on plan.
- 6) Have plans of streets designed by a Professional Engineer. Plans should specify at least the following: elevations, grades, pavement widths, right-of-way widths, base and subbase specifications, and drainage. (Title 38 MRSA Section 4358 Subsection 3(G).)
- 7) Intersection of Ledge Crest Drive and Cul-de-sac Road looks unsafe. Should have this better defined.
- 8) Water easements should be shown on plans.
- 9) Require a 50' buffer zone around park. Title 30 MRSA 4358 subsection 3(I). No structures allowed in Buffer Zone.
- 10) Have a greenbelt along Route 202 at a minimum of 50'.
- 11) Note on plan to say: Commercial lots (2&3) must remain in common ownership as Mobile Home Park unless waived at a future date by the Planning Board.
- 12) Note on Plan to say: Roads are never to become Town roads unless upgraded to Town specifications and approved by Town Road Review Committee.
- 13) Base any Preliminary approval on the following conditions:
  - a. Subject to Hydro Study Review;
  - b. Subject to Soil Suitability Review;
  - c. Subject to Erosion & Stormwater Plan Review;
  - d. Subject to DHS Approval of Water Supply & Sanitary Sewage System and Placement on Plan;
  - e. All other accepted recommendations.

Item #1 Mr. Leighton has agreed to this but was unable to have this for tonight.

Item #2 Not necessary.

Mr. Leighton has been in touch with the South Waterboro Post Office and they are in agreement with Mr. Leighton's proposal of Mail boxes of 17 over 17 with a 2' x 2' pitched roof over them. The Post Office has had a hard time with locks freezing and prefer Mr. Leighton's idea.

Mr. Leighton asked for a waiver of greenbelt width on Lots 6, 7, 21, & 22 to 25 ft. non-cutting buffer.

Judi Carll moved to waive 50 ft. greenbelt width on lots 6, 7, 21, & 22 non-cutting greenbelt. Roland Denby seconded the motion. Vote was 5 - 0 in favor.

Mr. Leighton is trying to get the old Route 202 discontinued. Note to be placed on the plan noting that lot 2 or 3 to retain ownership of the road.

Note on subdivision as suggested by the Town's attorney. Dwayne Morin to provide Mr. Leighton with this note.

Judi Carll moved to eliminate items #2, and #4. Roland Denby seconded the motion. Vote was 5 - 0 in favor.

Jon Gale moved for note to be placed on plan that lots #2, and #3 will not egress onto Route 202. Anna Jackson seconded the motion. Vote was 5 - 0 in favor.

Item #10 Jon Gale moved for 25 ft. greenspace (lawn, shrubs, plants, etc.) for lots #1, 2, 3, and 4 along Route 202. Anna Jackson seconded the motion. Vote was 5 - 0 in favor.

Anna Jackson moved to accept Preliminary Plan for Granite Ridge Mobile Home Park with recommendations 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 13 of Town Planner on plan. Jon Gale seconded the motion. Vote was 5 - 0 in favor.

John Roberts moved for Dwayne Morin to prepare a form letter that states Planning Board granting Preliminary Plan Approval to Granite Ridge Mobile Home Park Subdivision and that Chairman of the Planning Board can sign on the Planning Board's behalf. Dwayne Woodsome seconded the motion. Vote was 5 - 0 in favor.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John W. [unclear]*  
*Richard E. Deuby*

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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

AUGUST 23, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:23 P.M.

I ROLLCALL: Present were Anna Jackson, Judi Carll, Roland Denby, and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: Roland Denby moved to approve August 8, 1990 Minutes as written. Anna Jackson seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter to Peter Garrett Re: Granite Ridge Subdivision
2. August Issue of NEXUS
3. Notice of Decision ZBA
4. Notice of Intent to File SRCC
5. Information from York County Soil Re: Site Plan Reviews
6. August Issue of UPDATE
7. Info from Housing Conference

IV REPORT OF OFFICERS:

Treasurer's Report \$3,939.32 Balance  
Legal Account \$7,544.23

Roland Denby moved to approve Treasurer's Report. Judi Carll seconded the motion. Vote was 3-0 in favor.

V APPOINTMENTS:

8:00 P.M. Energy Homes Map #43 Lot #914 Zone R

Corner lot in Lake Arrowhead. Saco River Corridor Approval on file. Plot plan presented location of a 24' x 44' home. Request for 39' frontyard setback from Upland Circle - 43' frontyard setback from Lakeview Drive and 24' sideline setback from Lot #913.

Roland Denby moved to grant request of 39 ft. to Upland Circle frontyard setback and 43 ft. frontyard setback to Lakeview Drive and 24 ft. sideline setback bordering Lot 913. Anna Jackson seconded the motion. Vote was 3-1-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

Donald Brooks Map # 6 Lot #27-B Zone AR

Conditional Use Request for operation of a Machine Shop on West Road to be operated from newly constructed garage 24' x 36'.

Concern from citizens at the Public Hearing regarding the looks of the area. Anna Jackson suggested foliage on front road side of the lot. Hours possibly restricted.

Representative from J & L Machining spoke regarding limiting hours. This type of business is very quiet and would cause no noise level that would be offensive to neighbors. The nature of the business sometimes calls for later hours and weekend work. This might cause the Brooks a financial hardship.

Comments from the on site inspection regarding the need to stabilize the soil. Roland Denby brought Section 4.02 on page 27 of the Waterboro Zoning Ordinance to the Board's attention.

Mr. Tim Nelson requested the board consider a yearly review of the Conditional Use Permit by the Board or the Code Enforcement Office.

John Roberts yielded the chair to Vice Chairman, Roland Denby.

John Roberts moved that Donald Brooks be allowed to operate a Machine Shop as per Section 3.06.03 #17 and Section 4.02 of the Waterboro Zoning Ordinance, Mr. Brooks has 1 year to plant a buffer and landscaping with a review of the Conditional Use and landscaping by the Code Enforcement Office and the Town Planner and with a yearly inspection by the Code Enforcement Office, floor drain to be closed with cement before Occupancy slip is granted and no scraps to be stored outside of the building. Judi Carll seconded the motion.

Discussion: People in the general area were concerned with the storage of scraps around the building. Mr. Brooks told the Board members that all scraps are stored in 50 gallon drums inside the building.

Anna Jackson moved to amend the motion that the Brooks would not be allowed to hire more than 2 employees. Seconded by Judi Carll Vote on amendment was 3-1 in favor.

Amended motion voted 4-0 in favor.

Anna Jackson moved to charge a double fee for a fine to Mr. Brooks for operating the business without first obtaining the proper permits. Judi Carll seconded the motion. Vote was 3-0 in favor.

Judi Carll moved to go into Executive session to discuss legal matters. Roland Denby seconded the motion. Vote was 3-0 in favor

Anna Jackson moved to enter regular session. Roland Denby seconded the motion. Vote was 3-0 in favor.

Dwayne Morin, Town Planner gave the Board members a brief report of the status on the Comprehensive Plan. John Roberts requested the next available Board meeting be closed for the Board to work on the Comprehensive Plan with the Town Planner.

Meeting Adjourned at 10:18 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John W. Bell*  
*Roland C. Derby*  
*Judith Carl*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

SEPTEMBER 12, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

**I ROLL CALL:** Present were Anna Jackson, Roland Denby, Judi Carll, Jon Gale and John Roberts, Chairman.

**II MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to approve minutes of August 23, 1990 as written. Anna Jackson seconded the motion. Vote was 4-0 in favor.

**III COMMUNICATION AND BILLS:**

1. Letter from Roy Homes Re: Expired Conditional Use Permit
2. Letter from Town Planner to David Stanton
3. Information from 1990 Zoning Institute

Roland Denby moved to grant a six month extension to Lance Roy. Anna Jackson seconded the motion. Vote was 3-0-1 Motion carried.

**IV REPORT OF OFFICERS:**

Anna Jackson reported a balance of \$3,604.12 in the Planning Board Account, and a balance of \$7,544.23 in the legal account. Roland Denby moved and Judi Carll seconded to accept Treasurer's Report. Vote was 4-0 in favor.

**V APPOINTMENTS:**

8:00 P.M. LES LEIGHTON  
8:30 P.M. CHARLES THORNTON  
9:00 P.M. RICHARD MCCLINTOCK

**LES LEIGHTON            MAP 8            LOT 15-3 15-4 15-5    AR    ZONE**

Mr. Leighton presented Sketch Plan for a Mobile Home Park with 34 lots on a 19 acre parcel currently being used for gravel extraction. The Board asked if the extraction project would be ongoing with the mobile homes in place. A portion would be but would be isolated from the area to first be developed. The area remaining to be extracted is approximately 3 acres. The plan that Mr. Leighton relayed to the Board is to reclaim the back slope bordering Mr. Foglio's property line. There is approximately 10 ft. difference in elevation from the front of the lot to the rear of the lot. A survey was done at the time Mr. Leighton purchased the property from Mr. Waterhouse. The Town Planner has reviewed the plan and finds two items missing, 1) deed or proof of ownership, 2) a completed subdivision application, all other criteria has been met.

Anna Jackson moved to accept Sketch Plan of Mr. Les Leighton after the application and deed are turned in. Roland Denby seconded the motion. Vote was 4-0 in favor.

Anna Jackson moved for a Public Hearing on Wednesday, October 10, 1990 at 7:30 P.M. Judi Carll seconded the motion. Vote was 4-0 in favor.

On Site scheduled for Tuesday, September 25, 1990 at 9:30 A.M. Sharon to call Dwayne Woodsome and Larry Jacobsen to see if they will be available.

The Board discussed with Mr. Leighton the possibility of using the 75 ft. setback whenever possible with the building envelope drawn on Preliminary Plan.

Lots are large enough for individual septic systems. Mr. Leighton is in the process of having the geologist report done. This will help determine whether individual systems or common system will be used.

Anna Jackson moved to place the building envelope on the Preliminary plan and Mr. Leighton to keep these as close to the AR required setbacks as possible. Jon Gale seconded the motion. Vote was 4-0 in favor.

**CHARLES THORNTON                      MAP   14        LOT 40-L        ZONE    AR**

Mr. Thornton requested the Board's action on his request to declare this lot as a legal lot for building.

Dwayne Morin, Town Planner gave a brief summation of information regarding this lot. Attorney's letters were read.

Mr. Thornton questioned the reason that other permits have been granted? Apparently one permit was issued after the attorney had given their recommendations as to the handling of lots within the Starrett Pierce illegal subdivision. Mr. Thornton felt that he was being singled out. The Board explained that land use violations basically have no statute of limitations because each day starts a new year. Mr. Thornton was informed that a letter was going out from the Code Enforcement Office to all people that are in possession of an illegal lot. Mr. Thornton requested a copy of all letters sent out.

Anna Jackson moved that Mr. Thornton go through a single lot subdivision. Judi Carll seconded the motion. Vote was 4-0 in favor.

Mr. Thornton informed the Board members that he alone owns the right of way from the Hollis Road to his lot. The Board members informed him that this would be a civil matter.

Application for a single lot subdivision with Sketch Plan was presented. Roland Denby moved to accept the Sketch Plan presented by Mr. Thornton. Judi Carll seconded the motion. Vote was 4-0 in favor.

Mr. Thornton has requested several waivers under Section 6.2.1 of the Subdivision Regulations.

6.2.1 Item #6

Anna Jackson moved that due to the State Law wetlands will need to be on the Plan. Jon Gale seconded the motion. Vote was 4-0 in favor.

Items #7, #8, and #9. Town Planner recommended #7 not be waived, #8 be waived and #9 grant 10 ft. intervals.

Anna Jackson moved that #7 request be denied, #8 request be waived and #9 request board require 10 ft. contour lines. Jon Gale seconded the motion. Vote was 4-0 in favor.

Items #12, #13, #17, #18, #20. Town Planner recommended #12 be waived, #13 be waived, #17 not be waived, #18 and #20 be waived.

Anna Jackson moved that #17 of page 10 of subdivision regulations not be waived, that #12, #13, #18, #20 be waived. Roland Denby seconded the motion. Vote was 4-0 in favor.

Items #21, #22, #23, #24, #26. Jon Gale moved to waive all items except Item #25. Roland Denby seconded the motion. Vote was 4-0 in favor.

Roland Denby moved that all items on Page 12 of Subdivision Regulations with the exception of Item 26 A. Item #6. be waived. Jon Gale seconded the motion. Vote was 4-0 in favor.

Jon Gale moved to waive B, C, D, E, of page 13 in the Subdivision Regulations but include a note on the plan noting well and septic system will be 100 ft. apart. Roland Denby seconded the motion. Vote was 4-0 in favor.

Mr. Thornton noted that all four corners of the lot are flagged. On site inspection scheduled for September 25, 1990 approximate time 10:30 A.M. to 11:00 A.M.

Anna Jackson moved that after notification to abutters if no negative response is received within 14 days of said notification a Public Hearing is not needed. Roland Denby seconded the motion. Vote was 4-0 in favor.

**RICHARD MCCLINTOCK                      MAP 34                      LOT 20                      AR                      ZONE**

Mr. McClintock is requesting permission to add a breezeway and a garage to his existing cottage. He can meet all setbacks except towards the road. His cottage is 6 ft. from property line his proposed additions would be 24 ft. from property line. Town Planner suggested the Board condition his permit to include placing hay bales around the construction site to stabilize the soil.

Jon Gale moved to allow construction of the breezeway and garage with structures going no closer than 23 ft. to the front line bordering road frontage and that hay bales be placed around construction area to protect from possible run off into the lake. Roland Denby seconded the motion. Vote was 4-0 in favor.

Notify Mr. Gerard Lemieux to attend the October 10, 1990 Planning Board Meeting.

Dwayne Morin reminded the Planning Board of the Public Hearing on proposed changes to the Zoning Ordinance the following night.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*Jon Gale*  
*Roland E Denby*  
*AS*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 27, 1990

Meeting called to Order by Chairman John Roberts at 8:05 P.M.

**I ROLLCALL:** Present were Jon Gale, Anna Jackson, Roland Denby, and Chairman, John Roberts.

**II MINUTES OF PREVIOUS MEETING:**  
Roland Denby moved to accept Sept. 12, 1990 minutes as corrected. Anna Jackson seconded the motion. Vote was 3-0 in favor.

**III COMMUNICATION AND BILLS:**

1. Letter from K Lovell Re: Starrett Pierce
  2. Minutes and Decision from ZBA
  3. Letter from S Kasprzak to Dwayne cc: Planning Board
  4. Letter from DEP Re: Granite Ridge Mobile Home Park
- #1. Request a letter from K Lovell regarding the ROW issue of Pierce Road. Planning Board does not feel they have the authority to act on one lot subdivisions until the ROW issue is settled.

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:** Meeting time open for the purpose of reviewing Capital Investments Section of the Comprehensive Plan.

John Roberts turned the meeting over to Vice Chairman, Roland Denby.

Roland Denby moved to adjourn the meeting at 8:12 P.M. Anna Jackson seconded the motion. Vote was unanimous.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson,  
Secretary/Treasurer

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_  
Roland E. Denby

Comprehensive Plan Briefing followed the meeting. Dwayne G. Morin, Town Planner and Tad Redway of Sebago Technics, Inc. gave the briefing. Much discussion took place. Ideas noted. Any errors or questions should be forwarded to Dwayne G. Morin. A meeting to be set up by Arthur Smith with Dwayne on Monday October 1, 1990.

Meeting ended at 9:40 P.M.

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | OCTOBER 10, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:50 P.M.

I ROLL CALL: Present were Jon Gale, Roland Denby, Anna Jackson, Judi Carll, and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: September 27, 1990

Anna Jackson moved to accept the September 27, 1990 minutes as written. Roland Denby seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. SMRPC Workshop for Municipal Officers
2. Letter from Mr. Thornton
3. Letter to Mr. Thornton from Dwayne
4. Minutes from Special Town Meeting
5. Information on Growth Management Forum
6. Public Hearing Notice SRCC
7. Letter to Peter Garrett to review June Day Hydro Study
8. Letter of Resignation from Larry Jacobsen
9. Letter from Smith & Elliott Re: Sherburne Woods Subdiv

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:30 P.M. PUBLIC HEARING LES LEIGHTON'S MOBILE HOME PARK  
8:00 P.M. LANCE ROY LAKE ARROWHEAD LOT  
8:15 P.M. JUNE DAY APARTMENT SUBDIVISION  
9:00 P.M. SMRT BUFF BROOK AMENDED REVISED PLAN FOR BUFF BROOK  
ESTATES

8:00 P.M. LANCE ROY MAP 45 LOT 1617 ZONE R

Did Not Show

8:15 P.M. JUNE DAY APARTMENT SUBDIVISION

Proposed name is Will-O-Wisp Apartments. The Hydro Study is being reviewed by Peter Garrett. The review should be back by the end of the week. The 4 Unit Apartment should be labeled. 1 Sheet for Standard boundary and the 2nd sheet - area being developed.

SKETCH Requirements are met. Deed for the files requested. Plans reviewed. Parking spaces will need to be depicted.

Jon Gale moved to accept SKETCH Plan dependent on proof of ownership by deed. Roland Denby seconded the motion. Vote was 3-0 in favor.

**9:00 P.M. SMRT BUFF BROOK ESTATES**

Presented a revised amended plat. When the original plan was done the bearings and distances were rounded.

Judi Carll moved to accept the revised amended plan of Buff Brook Estates, Sheet 3 of 5. Jon Gale seconded the motion. Vote was 3-0 in favor.

Jon Gale moved to accept Lawrence Jacobsen's resignation with regret. Roland Denby seconded the motion. Vote was 3-0 in favor.

Letter of thanks for years of service to be sent from the Board.

**VI NEW BUSINESS:**

**VII OLD BUSINESS:**

1. Woodland Heights Preliminary Approval

May 1989 Preliminary Approval before being sent to DEP. Preliminary Approval granted with 6 conditions. Each condition read by Town Planner. DEP Order decision that allows the developer to come to the Town for Final Approval.

Tonights meeting to see if the 6 issues have been met. Rodney Chadbourne briefed the board members on all 6 issues and noted they have been addressed.

The following notes were given to the Developers:

NOTES TO BE ADDED:

Zoning Requirements

Lot Size - Setbacks - Frontage

\*Before the sale of individual lots, 25 ft. of driveway must be constructed. Waterboro Road Commissioner shall determine if culverts are required for the driveways. Except lot #38 which will be required to have 75 ft. of driveway installed prior to SALE.

\*This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the Applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

\*No filling, construction or disturbance of any type shall take place in the wetland areas with the exception of Driveways, Road and Utility construction and the Detention pond.

\*Written evidence must be presented by surveyor that all pins and greenbelt markers have been set in accordance to Plans.

\*Acceptance of the Woodland Heights Subdivision plans does not mean acceptance of Valley View Circle & Woodland Heights Drive as Town Roads. Town Review for acceptance of roads, as town roads, will occur no sooner than two (2) years after road construction and ditching completely finished.

CHANGES TO SHEETS

- Owners signature box on every sheet with Planning Board Signature Box

- Driveway placements on lotting sheets

SHEET L1

All the Above Notes

- Lot 38 - Building Setback from stream

- Lot 34 - Drainage Swale & Easement must be shown.

-Owners signature box on every sheet with Planning Board Signature Box.

-Driveway placements on lotting sheets

SHEET S1

- 50 ft. greenbelt along S. Waterboro Road with Elimination of lots #1, & #2
- Mail boxes moved in accordance with Post Master's Comments - at entrances
- Discrepancy between S1 & L1 on Common Area Acreage - 9.67 or 9.8 - should be same

SHEET C2

\*Road Cross-section ditching should be 3:1 roadside and 2:1 lot side.

DEP suggested a 3rd party engineer to oversee the drainage. Expense of this engineer would be borne by the developer, hired by the town.

Peter Delfonzo, Road Review Committee and the Planning Board to have a workshop to thoroughly review.

A copy of a sample deed will be placed on file. This is part of final approval.

Roland Denby moved to have Peter Delfonzo of Sebago Technics, Inc. review the Final Road Plans and the Storm Water Drainage Plans. Judi Carll seconded the motion. Vote was 3-0 in favor.

Five copies of plans needed for Final submittal.

Meeting Adjourned at 10:20 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John R. B.*  
*Rolland E. Denby*

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TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

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PUBLIC HEARING  
LEIGHTON TRAILER PARK  
OCTOBER 10, 1990

7:30 P.M.

Present were members of the Board, Anna Jackson, Roland Denby, Jon Gale, and Chairman John Roberts. The Town Planner and Clerk, Sharon Abbott were present and approximately 6 citizens including Mr. & Mrs. Les Leighton.

The project was explained by Les Leighton briefly. He noted that the Hydro study was in progress.

The Board asked if there were any questions? Mr. Dwayne McCoy asked how Mr. Leighton could use a smaller size lot than what he himself had been able to use for his mobile home? The board explained that in a trailer park, by the new state regulations, lesser density could be used if certain criteria was met.

Mrs. Mary Leighton noted that anyone could contact the town of Arundel and ask questions about her existing trailer park called Blear Park. They have a good relationship and a good reputation with the town. They have certain rules that keep the appearance of the park in good condition. They work with one trailer dealer, and have the right to approve or disapprove per application process all applicants.

Hearing closed at 7:45 P.M. by Chairman, John Roberts.

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 25, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:37 P.M.

**I ROLLCALL:** Present were Roland Denby, Dwayne Woodsome, Judi Carll, Anna Jackson and John Roberts, Chairman.

**II MINUTES OF PREVIOUS MEETINGS:** October 10, 1990  
Roland Denby moved to approve October 10 1990 as written.  
Anna Jackson seconded the motion. Vote was 3-0 in favor.

**III COMMUNICATION AND BILLS:**

1. Historic Maritime Resources Flyer
2. Planning Board Budget
3. Letter from Economic & Comm Dev Office Of Comp Planning
4. ZBA Minutes
5. Info from Maine Coast Heritage Trust
6. Letter from Dept. of Human Services Re: Granite Ridge
7. Memo from V A Foglio Re: Fieldstone Acres
8. Letter of Resignation from Anna Jackson

Roland Denby moved to accept the letter of resignation from Anna Jackson with regret. Dwayne Woodsome seconded the motion.

CEO/V A Foglio

Mr. Foglio asked the Board members if an addition to a grandfathered lot within the village district of South Waterboro would need Planning Board Review. The side and rear setbacks could be met but due to the State widening the road the front setback would go no closer than the existing structure to the front lot line. This would need Planning Board Review.

**IV REPORT OF OFFICERS:**

Treasurer's Report

October 24, 1990 Balance	\$3,770.09
Legal Account Balance	\$7,046.28

**V APPOINTMENTS:**

8:00 P.M. J BERNIER CONST  
8:15 P.M. MCLAUGHLIN SUBDIVISION  
8:30 P.M. SACO RIVER TEL & TEL CO  
8:45 P.M. JACKIE BURNS  
9:00 P.M. WILLIS WENTZELL

**8:00 P.M. J BERNIER CONSTRUCTION MAP 42 LOT A-153 ZONE R**

Tim Greaton representing Mr. Bernier requested he be taken last.

**8:15 P.M. MCLAUGHLIN SUBDIVISION DID NOT SHOW**

**8:30 P.M. SACO RIVER TEL & TEL CO MAP 9 LOT 12A ZONE AR**

At July 17, 1990 Special Town Meeting the Town voted to grant an easement to Saco River Tel & Tel Co for a Switching Station to service Lake Sherburne area. A utility unmanned substation is a Conditional Use in this zone under Subsection 3.06.03 Item #3.

Dwayne Woodsome moved to allow a 12' x 18' cement platform for utilities under Subsection 3.06.03 Item #3 on Town lot that the Town granted an easement for at July 17, 1990 Special Town Meeting. Judi Carll seconded the motion. Vote was 4-0 in favor.

OLD BUSINESS:

**WES LEIGHTON GRANITE RIDGE MOBILE HOME PARK**

Mr. Leighton's hydro study has been reviewed by Peter Garrett of Emery & Garrett Groundwater and the property does not meet the town requirements of 5 mg/l. Mr. Leighton noted that he felt Mr. Garrett was very negative in his report when dealing with the on site wells and the Dept. of Human Services. Mr. Leighton did not think that this was Mr. Garrett's business. The Town Planner informed Mr. Leighton that the regulations required in the Hydro Study mention of this.

Mr. Leighton noted that the Department Of Human Services has approved the placement of the well off site. The process is backwards. The Hydro Study had to be completed before DHS places the well. DHS approval is necessary for Preliminary Plan approval by the Town. Wes noted that all State and Federal requirements can be met. The only town's requiring more strict standards are Blue Hill and Waterboro.

A letter from the Town's attorney was presented to Mr. & Mrs. Leighton. The section dealing with the water standards was approved at Town Meeting and any change or waiver would have to be reviewed by the Zoning Board of Appeals.

Mr. Leighton has set the park up for 35 units and if he cannot have the quantity the affordability is no longer present. Mr. Leighton felt that the expense would do the project in. Mr. Leighton noted that he could potentially come back in with a housing project and the road would then be a town road and the town would bear the expense of the maintenance where the mobile home park would have remained private. The Board again noted that Mr. Leighton could go before the Zoning Board of Appeals to request a variance of the 5 mg/l for the hydro study.

**J BERNIER    MAP 42    LOT A-153    ZONE R**

Tim Greaton representing Mr. Bernier. Site Plan presented. The Board noted that the bulkhead would need to be moved to the gable end of the house.

Dwayne Woodsome moved to grant a 35 ft. front yard setback bordering Lynwood Drive, a rear setback of 35 ft. bordering lot A-154, a 50 ft. front yard setback bordering Mayfair Way and a 35 ft. setback bordering lot A-152. Anna Jackson seconded the motion. Vote was 4-0 in favor.

**JACKIE BURNS    MAP 47    LOT 131    ZONE AR**

The Burns are in the process of purchasing a home in Lake Sherburne. They replaced a new deck to the side of the home. When a bank survey was done it was found that the deck was within 6 ft. of the side line. The deck was put on without a permit. The CEO suggested tearing the deck off. They are now before the Board requesting placement of a stoop for exit from there home.

The Board does not have the authority to grant this permission. Judi Carll moved that the Burns go to the Zoning Board of Appeals for a variance and that their \$25. fee be refunded to go towards the Application fee for the ZBA. Anna Jackson seconded the motion. Vote was 4-0 in favor. Original Check was returned to the Burns.

Dwayne Woodsome moved that if the Burns could show proof that a prior deck existed prior to 1977, they be granted permission to place a 3 ft. deck area to exit from the existing door. Anna Jackson seconded the motion. Vote was 4-0 in favor.

**Tim Greaton**

Mr. Greaton requested the Board to review a case that is scheduled for November 14, 1990 at 8:45 P.M. Not enough information available and the Board noted that they could not take appointments out of order. November 14th appointment stands.

**WILLIS WENTZELL    DEER ACRES SUBDIVISION**

Mr. Wentzell is requesting approval of an addendum to the Deer Acres Subdivision.

NOTE 1: The minimum area requirement of dwelling is changed to not less than 864 square feet.

NOTE 5: Minimum width requirement of modular homes is changed to not less than twenty-four (24) feet.

Roland Denby moved to approve the request. Dwayne Woodsome seconded the motion. Vote was 4-0 in favor.

Documents were signed by those present. Dwayne Morin to file at the Registry.

## **VII OLD BUSINESS:**

### **ROBERT BECK PRELIMINARY APPROVAL**

Mr. Beck received SKETCH Plan approval for four (4) lots. He is now back for Preliminary Plan Approval of two (2) lots.

Hydro study - report was requested since this is now a 2 lot subdivision is this needed. A letter from Kenneth Gardner was placed on file.

The Board noted that wetlands must be depicted on all subdivision maps as per State Law. A copy of wetland mapping on this property from Dwayne Morin during regular office hours.

Requested waiver for 1" = 100'. Judi Carll moved to approve waiver. Roland Denby seconded the motion. Vote was 4-0 in favor.

1. Soil & Erosion/Sedimentation Control Plan
2. Kenneth Gardners address has to be in notes
3. Signature line for Mr. Beck
4. Name of Subdivision (Hillside Terrace)
5. Deed showing proof of ownership

Roland Denby moved to increase the greenbelt to 45 ft. Anna Jackson seconded the motion. Vote was 3-0-1. in favor.

Anna Jackson moved to approve Preliminary Plan with above changes and additions as advised. Roland Denby seconded the motion. Vote was 4-0 in favor.

Anna Jackson moved to cancel the December 27, 1990 meeting. Dwayne Woodsome seconded the motion. Vote was 4-0 in favor.

## **VI NEW BUSINESS:**

Subdivision Regulation Changes: The Town Planner informed the Board that subdivision fees are not being credited to the Planning Board account due to there being no record that it be directed the said account. The town attorney noted that a Public Hearing is necessary prior to the Board's voting to change the Subdivision Regulation regarding the fees generated. Public Hearing set for November 14, 1990 at 7:30 P.M.

Meeting adjourned at 9:52 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John R. Sls*  
*Judith Carl*  
*Richard E. Denby*  
*Awaye Woodrow*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD NOVEMBER 14, 1990

MEETING CALLED TO ORDER AT 7:45 P.M. BY CHAIRMAN, JOHN ROBERTS.

I ROLLCALL: Present were Jon Gale, Judi Carll, Anna Jackson, Dwayne Woodsome, Roland Denby and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: October 25, 1990

III COMMUNICATION AND BILLS:

1. Letter of Review from Ec & Comm Dev Office of Comp Planning
2. Letter from Selectmen Re: Saco River Corridor Commission Appointment
3. Info from Charles Thornton Re: Notification of Abutters
4. Notice of Intent to File SRCC
5. Letter from SMRPC Re: Wheelchair Ramps
6. Copy of Thank You Note to Larry Jacobsen
7. STI Re: Proposal for Services Woodland Heights Project
8. Letter to Wallace W. Hinckley

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:30 P.M. PUBLIC HEARING PROPOSED SUBDIVISION CHANGES

Public Hearing was opened with the above noted members of the Board in attendance at 7:45 P.M. No one present from the general public. Meeting closed at 7:46 P.M.

8:00 P.M. EMILE LEBLANC  
8:15 P.M. PAUL GENDRON  
8:30 P.M. LANCE ROY  
8:45 P.M. RENALD COLLINS  
9:00 P.M. DOUG FOGGIO

NEXT MEETING RESERVED FOR  
CENTRAL MAINE POWER LINE  
EXTENSION PROJECT

8:00 P.M. EMILE LEBLANC MAP 32 LOT 8 AR ZONE

Mr. LeBlanc is requesting approval to place a foundation under existing cottage. The cottage will be raised in height no more than 2 and 1/2 ft. Permit by Rule on file from Dept. of Environmental Protection. An updated HHE 200 is on file and a permit will be issued with the Building Permit.

Jon Gale moved under Section 9.03 to allow Mr. LeBlanc to place a foundation under existing cottage, to not raise the level of the cottage more than 3 ft., no excavation to go towards the lake and the cottage to not go closer to the high water mark (original footprint as it now sits). Anna Jackson seconded the motion. Vote was 5-0 in favor.

Dwayne Woodsome moved for Mr. LeBlanc to use Soil & Erosion Control plan during construction. Roland Denby seconded the motion. Vote was 5-0 in favor.

**8:15 P.M. PAUL GENDRON**

Mr. Gendron cancelled due to pre-signed agreement on file noting discontinuance of use of old cottage.

**DWAYNE MORIN, TOWN PLANNER**

Dwayne gave copies of Implementation & Strategies to Board members, Drafts of Affordable Housing, Natural Resources, Future Land Use and Capital Improvement Plan. Discussed briefly suggested zoning changes that come from data collected and issues that will need to be addressed after the Comprehensive Plan is adopted by the Towns people.

**8:30 P.M. LANCE ROY DID NOT SHOW 2ND TIME**

**8:45 P.M. RENALD COLLINS MAP 45 LOT 1710 R ZONE**

Mr. Tim Greateon, Mr. Renald Collins and the father of the purchaser were present. Request for placement of a 24' x 36' Ranch home. This is a corner lot.

Jon Gale moved to allow an extension of 9 ft. from the front making the front yard setback 41 ft. from Golden Lane and an extension of 1 ft. from rear setback making the rear setback 34 ft. from back line under Section 2.08. Anna Jackson seconded the motion. Vote was 5-0 in favor.

**9:00 P.M. DOUGLAS FOGLIO MAP 19 LOT 33A V ZONE**

Requesting additions to both sides of existing home. To right as you face the home a 22' x 28' addition is planned. To the left a 10' x 26' and a 28' x 28' attached garage.

Anna Jackson moved to accept request as presented with survey. Roland Denby seconded the motion. Vote was 5-0 in favor.

**VI NEW BUSINESS:**

**VII OLD BUSINESS:**

## 1. JAMES BURABY SUBDIVISION

Dwayne Morin gave brief background. Public Hearing held. Soil & Erosion Control Plan needs approval. Hydro study is currently being reviewed by Peter Garrett.

Dwayne informed Bill Speed that 50 ft. of the driveway's need to be placed by location on the plan. One Rod width from front property line to be deeded by gift to the town for acceptance at town meeting. Plan uses true north bearing. No mobile homes on Lot #1 to buffer the neighbor that currently has a home in the Deer Watch Subdivision. Board requested a sample deed showing the restriction.

Anna Jackson moved to accept the Preliminary Plan for New Arbor Estates pending review of Peter Garrett and comments. Conditions of the November 9th Communication from Town Planner to be added to the plan, include the building setback lines, also the deed restriction for no mobile homes on lot #1. Roland Denby seconded the motion. Vote was 5-0 in favor.

New Arbor Estates: Correspondence to Board November 9, 1990

1. Need - Address of James Buraby & Signature line
2. Need - Address of the Land Survey Team
3. Need - Address of Paul Lawrence
4. Suggested Septic System Envelopes on Plan
5. Need - Address of Robert Gillespie
6. Suggest Well Locations on Plan
7. Need - Abutter across the New Road
8. What is the point of reference for Topo Datum?
9. Notes:
  - This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.
  - Before issuance of any Building Permits, James Buraby must present the Planning Board with certification from John P. Horne that all monumentation depicted on the New Arbor Estates Final Subdivision Plan has been set.
  - Prior to sale of each individual lot, 50 linear feet of driveway shall be constructed. Waterboro Road Commissioner must be notified to determine if culverts are needed at Driveway entrances.
10. Need- York County Soil & Conservation approval on Erosion & Sediment Control Plan
11. Change "See Note #7" located under "New Road" to "See Note #8".
12. Sheet 3 of 3 - Suspect that it is the complete Boundary Survey (?)
13. Contact Mary Bagley for Mail Provisions

## 2. CHARLES THORNTON

## THORNTON HOMESTEAD SUBDIVISION

Mr. Thornton acting as power of attorney requested a waiver of the 1"=60' to 1"=100' for the subdivision.

Dwayne Morin noted that this is done quite often and the Board may, in the future wish to change the subdivision regulations.

Roland Denby moved to grant waiver of 1"=60' to 1"=100'. Anna Jackson seconded the motion. Vote was 4-0-1 in favor.

Mr. Thornton asked for clarification of September 12, 1990 meeting minutes. A new copy of September 12, 1990 minutes were given to Mr. Thornton. Board noted that with the signature of Mr. Thornton a note should be included on the plan for clarification of Power of Attorney. Setback lines to be included on the plan. Proposed home location does not have to be there.

Roland Denby moved to accept the Preliminary Plan of Thornton Homestead with the requirement that November 9, 1990 communication from Town Planner be inscribed on the original document and power of attorney should be noted on Final Plan. Judi Carll seconded the motion. Vote was 5-0 in favor. A copy of the November communication was given to Mr. Thornton.

\*Charles Thornton-Thornton Homestead Subdivision on Pierce Road

Mr. Thornton is presenting the Board with his Preliminary Plan of the one lot subdivision located in the Starrett Pierce illegal subdivision. I have reviewed the plans and have the following recommendations:

Thornton Homestead

1. Need - Owner Signature Line
2. Need - Address of Alan Young
3. Need - Building Setback Lines

4. Notes:

- Thornton Homestead has a legally recorded access right-of-way, fifty feet (50'\_) in width from the Old Hollis Road as required by Waterboro Zoning Ordinance, Section 2.06, Site Restrictions. See deed dated March 5, 1982, Starret O. Pierce to Charles M. Thornton and Jean B. Thornton, recorded in York County Registry of Deeds, Alfred, Maine Book 2910 Page 01.

- This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so determined by the Town Planner which do not affect approval of the Planning Board prior to implementation.

- Before issuance of any Building Permits, Gary Charles Thornton II Marie Jean Thornton, and Michele Nicole Angers or their representative must present the Planning Baord with certification from Frank Emery that all monumentation depicted on the Thornton Homestead Final Subdivision Plan has been set.

Zoning Rēquirements, Lot size, Frontage, Setbacks (front, side, rear)  
 (80,000) 150 ft. front 75' 35 ft. 35 ft.

Dwayne gave a short briefing on CMP's request for next meeting. Board members were provided with information to review prior to next meeting.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John S. S.*  
*Judith Cass*  
*Robert S. S.*  
*Dwayne Woodson*

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD DECEMBER 12, 1990

Meeting called to order by Chairman, John Roberts at 7:40 P.M.

- I **ROLLCALL:** Present were Roland Denby, Judi Carll, Dwayne Woodsome, Kerry Perkins, Anna Jackson, Cindy Allen, and Chairman, John Roberts. Cindy has not been sworn in so was unable to vote.
- II **MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to accept 10/25/90 minutes as printed. Judi Carll seconded the motion. Vote was 3-0 in favor.  
Judi Carll moved to accept 11/14/90 minutes as printed. Roland Denby seconded the motion. Vote was 3-0 in favor.
- III **COMMUNICATION AND BILLS:**
1. Groundwater Issues and Comprehensive Planning
  2. The Lake Book
- IV **REPORT OF OFFICERS:**  
A report was requested but the Town Clerk did not forward it for this meeting.

**NEW BUSINESS:** John Roberts passed the gavel to the Vice Chairman so that he could present the following: An emergency request was made of the Board to act on an extension of the North Waterboro Cemetary. Due to a sudden death of Mr. Ernest Roberge's son and the Cemetary being full, Mr. Roberge is donating approximately 30,000 sq. ft. of property for the expansion of the cemetary. This is a Conditional Use in the Village Zone. Map #13, Lot #37. Kerry Perkins moved with local regulations that we approve providing there is no problem with the state and that they stay 100 ft. from the wetland area. (Approximate dimensions of donated property 150' x 200') Approval under Section 3.04.07 Item #5.  
Judi Carll seconded the motion. Vote was 3-0 in favor.

V **APPOINTMENTS:**

**CMP EXTENSION OF POWER LINE**

Mary Smith Program Manager & Engineer from CMP was present with her were Larry Perkins and Tim Grabel. CMP is applying for a Conditional Use and Height Modification. An overall project review was given and then scaled to Waterboro section. Presently 34.5 Kilovolt to be increased to 115 KV line. Proposed 1 mile reroute around the High School. Deeds presented for reroute and new substation. Height of poles would be 38 1/2' and some 83'.

Anna Jackson asked about the disputed health hazard. Mary Smith will supply information regarding magnetic field for the Public Hearing.

New power station to be located at the intersection of the 2 pole lines between Route 5 and the Old Alfred Road. Currently applying for DEP permits. Anticipated construction next summer, transmission lines the winter of 1992, completion fall of 1993.

Questions asked about wetlands. Disturbance kept to a minimum, whenever possible they access the area around the wetland. Special equipment used in the wetland areas.

#### Public Hearing

Dwayne Woodsome moved to hold a Public Hearing on January 9, 1991 in the Main Hall at 7:00 P.M. regular meeting to follow, CMP to be placed under Old Business for review. Roland Denby seconded the motion. Vote was 5-0 in favor.

Each property would need a Conditional Use Permit. Public Hearing to be advertised in 3 or 4 newspapers. Minutes to be forwarded to Mary Smith, Edison Drive, Augusta, Maine 04036

Dwayne Morin made note to the Board Members the there is a Special Town Meeting December 18, 1990 at 7:00 P.M.

#### Zoning & Subdivision Regulations:

Next year the Board to include the printing of Zoning Ordinances.

Dwayne Morin asked how the Board would like to handle the rewriting of the Zoning Ordinance? He suggested having one meeting per month for regular business and one for planning. This would be acceptable.

#### Lake Sherburne:

Dwayne Morin gave a brief synopsis of the problem. Attorney would be drafting an affidavit to solve the problem.

Anna Jackson moved to nominate Dwayne Woodsome for Secretary/Treasurer. Judi Carll seconded the nomination. Nominations were closed. Vote was 4-0 in favor.

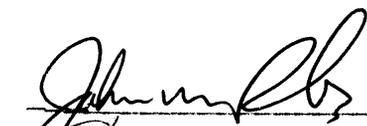
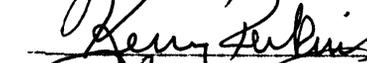
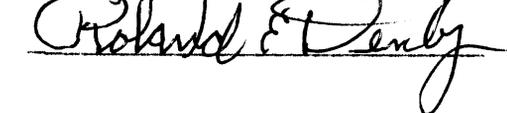
Note from the Selectmen regarding appointments to the Saco River Corridor Commission. Note to the Selectmen that the people noted in their memo were acceptable to them, no one serving on the Planning Board interested.

Comprehensive Plan is being printed at this time, to be delivered to the State tomorrow.

Thank yous to Anna Jackson for her dedicated service to the Board.  
Meeting Adjourned at 9:18 P.M.

Respectfully submitted,

Anna Jackson  
Secretary/Treasurer

  
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