

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 8, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 PM

I ROLLCALL: Present were Roland Denby, Judi Carll, Cindy Allen, Dwayne Woodsome and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved to approve December 19, 1991 minutes. Judi Carll seconded the motion. Vote was 3-0 in favor.

Roland Denby moved to approve December 11, 1991 minutes. Judi Carll seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

John Roberts noted having received a notice from SMRPC with information on services provided and fee structure. Due to state cuts SMRPC will now be charging for services that were previously covered by the state.

IV REPORT OF OFFICERS: Dwayne Woodsome reported that the Planning Board has a balance of \$18,449.68 in their account.

V APPOINTMENTS:

8:00 PM JOE TRAMONTANA MAP 24 LOT 24 ZONE AR
8:15 PM LAINE CHASE (POSTPONED)
8:30 PM JAY JAROSZ MAP 6 LOTS 9 & 10 ZONE AR
9:00 PM MALCOLM GALE MAP 28 LOT 46 ZONE AR

APPOINTMENTS WERE TAKEN IN THE FOLLOWING ORDER DUE TO TIMING

9:00 PM MALCOLM GALE MAP 28 LOT 46 ZONE AR

Tadd Redway was present with Mr. Gale to present his request for expansion of two cottages and change in use. One building to be used as a residence and the second to be used for seasonal rental. The proposed expansions do not infringe on setbacks as noted on file. Approximate size of lot is 14,000 sq. ft. Relocating well and proposed septic system is for both units.

Roland Denby moved to approve the request under Section 2.08 and 4.02, provided all setbacks remain the same and buildings do not go closer to the lake or the right-of-way, HHE 200 must meet accepted standards.

Cindy Allen seconded the motion. Vote was 3-0 in favor.

8:00 PM JOE TRAMONTANA MAP 24 LOT 24 ZONE AR

Bill Speed was present with Mrs. Tramontana. Mr. Speed noted the size of the structure should be 34' x 24'. Proposed year round residence. This is a substandard lot located on Middle Branch Pond. In order to place this house on the lot, Mr. Tramontana will need setback relief from the sideline and frontyard setback, Mr. Tramontana's plot plan depicts setbacks of 21'9" and 21'6" from left and right sideline setbacks and a 28 ft. frontyard setback. Mr. Tramontana will meet the 100 ft. shoreline setback.

Roland Denby moved and Cindy Allen seconded a motion to approve request and that the right and left sideline setbacks be 20 ft. and the frontyard setback be 27 ft. under Section 2.08 and 4.02 and shoreland setback of 100 ft. to be met.

The Board discussed the importance of having a surveyor set pins for location of the foundation in order to maintain the above noted setbacks. Vote was 3-0 in favor of the motion.

8:30 PM JAY JAROSZ MAP 6 LOTS 9&10 ZONE AR

Mr. Jarosz presented a sketch plan approval for a three lot subdivision located off the New Road and adjacent to Middle Branch Pond. Mr. Jarosz presented the plan with the frontage off from the right-of-way. This is for lot #9 only. There is a cottage on one of the three parcels. The cottage would have to be a primary residence to be omitted from the subdivision process.

Judi Carll moved and Cindy Allen seconded a motion to accept the Sketch Plan of Middle Branch Estates. The vote was 4-0 in favor of the motion.

Judi Carll moved and Cindy Allen seconded a motion to waive items #12 and #13 as requested by Mr. Jarosz. Vote was 4-0 in favor.

Cindy Allen moved and Roland Denby seconded to waive #14 as requested. Vote was 3-0-1 in favor.

Judi Carll moved and Cindy Allen seconded to waive #15 as requested. Vote was 3-0-1 in favor.

Cindy Allen moved and Dwayne Woodsome seconded to waive #18 as requested. Vote was 4-0 in favor.

Possible note on plan stating that before the New Road is proposed for acceptance by the Town it must be improved to meet Road Spec's by developer.

Judi Carll moved and Roland Denby seconded to require a Hydro Impact Statement to include Erosion and Sedimentation Plan. Vote was 4-0 in favor.

VI NEW BUSINESS:

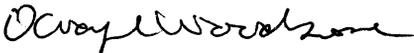
VII OLD BUSINESS:

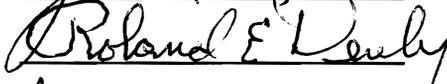
The Board members signed the milar and copies of previously accepted subdivision plans of Dorothy Stetson White and Ivory, Regina and Mark Libby.

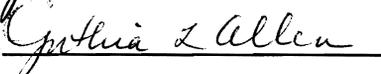
VIII ADJOURNMENT:

It was moved and seconded to adjourn at 9:32 p.m.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 12, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:45 PM

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

II MINUTES OF PREVIOUS MEETINGS: January 8, 1992
Dwayne Woodsome moved and Cindy Allen seconded a motion to accept January 8, 1992 minutes as printed.

III COMMUNICATION AND BILLS:
1. Maine Business Indicators Newsletter
2. DEP Memo Re: Extension of Shoreland Zoning Deadline

IV APPOINTMENTS:

8:00 P.M. DENNIS LATOURNEAU MAP 32 LOT 63 ZONE AR
8:15 P.M. WILLIS WENTZELL MAP 7 LOT 76 DEER ACRES
8:30 P.M. MR. SNIDER MAP 17 LOT 9A ZONE F&A
8:45 P.M. MR. COLLARD (POSTPONED)
9:00 P.M. MICHAEL ELMORE MAP 52 LOT 17 ZONE AR

8:00 P.M. DENNIS LETOURNEAU MAP 32 LOT 63 ZONE AR

Mr. Letourneau is requesting permission to install a foundation underneath his existing cottage. A Permit By Rule application was forwarded to ME DEP 12/26/91 and the returned yellow copy is in the file. Mr. Letourneau has no intention of going closer to the high water mark of Ossipee Lake. He is not requesting any expansion at this time therefore, the 30% Rule does not apply.

Cindy Allen moved to grant Mr. Letourneau's request to place a foundation under the existing cottage under Section 2.08, 4.02 and 9.02, erosion control measures be placed between the project and the water, elevation to be marked prior to the project starting, septic system okayed for year round use or replaced within two years from date of issue of permits, pictures to be taken and provided to CEO prior to issuance of Building Permit. Contractor to mark existing elevation of cottage. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

8:15 P.M. WILLIS WENTZELL MAP 7 LOT 76 DEER ACRES

Mr. Wentzell is requesting a change to the notes on the subdivision regarding underground power. Due to high installation cost for underground power Mr. Wentzell would like to change the note to above ground service. Nothing in Town Ordinances or Regulations require underground power.

Roland moved to grant Mr. Wentzell's request, Mr. Wentzell to provide the affidavit for Planning Board signature and pay the recording fees. Judi Carll seconded the motion. Vote was 5-0-0 in favor.

8:30 P.M. MR. SNIDER MAP 17 LOT 9A ZONE F&A ZONE

Mr. Snider is requesting permission to construct an attached garage to the side of his home. Thirty-five ft. setback to be maintained. Karen Lovell forwarded information regarding this project due to the discrepancy in the written F&A Section and the chart. Saco River Corridor Approval on file Mr. Snider will maintain 100 ft. setback from water. Addition would go no closer to front property line than current structure.

Dwayne Woodsome moved to approve addition of garage as per plans submitted, Saco River Corridor Commission recommendations be met and 35 ft. sideline setback to be met. Jon Gale seconded the motion. Vote was 5-0-0 in favor.

8:45 P.M. MR. COLLARD MAP 29 LOT 11 ZONE AR

Mr. Collard was notified by DEP that his Permit By Rule was not acceptable, he would need to file long form. Mr. Collard requested placement on the Planning Board Agenda at a later time in the year after receiving approval from DEP.

9:00 P.M. MICHAEL & WINONA ELMORE MAP 52 LOT 17 ZONE AR

Michael & Winona Elmore are requesting a home occupation for a proposed craft shop to be operated within their home in Beaver Ridge Subdivision. This is the Section in Zoning that does not deal with home occupations. Floor plan of home presented and on file noted area for use with home occupation.

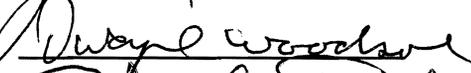
Roland Denby moved to approve request and all precautions be taken with various solvents if used, proper disposal Section 4.02 be properly adhered to. Jon Gale seconded the motion. Vote was 5-0-0 in favor.

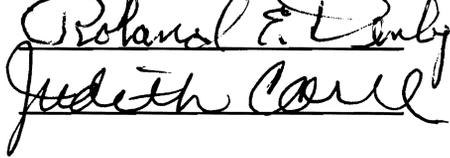
It was moved and seconded to adjourn at 9:10 P.M.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer







TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 11, 1992

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

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Notice of Public Hearing, ZBA

IV APPOINTMENTS:

8:00 PM Dick Collard Map 29 Lot 11 Zone AR
8:15 PM Charles Pierce Map 6 Lot 16 Zone F&A
8:30 PM Carl Pendleton Map 34 Lot 23 Zone AR
8:45 PM Tony Grant Map 43 Lot 849 Zone R
9:00 PM Louis Bureau Map 13 Lot 53 Zone AR

8:00 PM DICK COLLARD MAP 29 LOT 11 ZONE AR

Mr. Collard is requesting permission to place riprap along the shore of his property. Mr. Collard presented the approved DEP plan for this project. DEP denied his application to resurface the existing retaining wall. Mr. Collard supplied the Board with a letter from DEP with the necessary criteria that must be met. With the information given and placed on file it was determined that Mr. Collard did not require any permits from the Planning Board for this project. Mr. Collard asked about a 10' x 10' shed. The Planning Board noted that if the shed was under 100 sq. ft. a building permit would not be necessary. The shed would need to be 100 ft. minimum from the shoreline.

Roland Denby moved to refund the \$25.00 fee paid for the Planning Board appointment. Jon Gale seconded the motion. Vote was 5-0 in favor. Please forward check to Mr. Collard at 142 Loudon Road, Saco, ME 04072.

8:15 PM CHARLES PIERCE MAP 6 LOT 16 F&A ZONE

Charles Pierce was present with his surveyor, William Pierce to present the four lot subdivision. This is an interesting site. Dwayne Morin noted the area's he had highlighted that were of concern.

1. The culvert from Middle Road crosses at the proposed location of the Right-of-way to the rear portion of the project.
2. The right-of-way is in a noted forested wetland.
3. Some setbacks noted on the plan were incorrect for the F & A zone.

It is unclear who at the State level would handle the wetland filling proposed. A Note on the plan was discussed to handle erosion control. A letter from DEP and Army Corp Engineers was requested.

A Site Walk was scheduled for April 4, 1992 at 2:00 p.m. Board members to meet at the Town Hall. A reminder to the members of Board and Road Review Committee members.

Dwayne Woodsome moved to accept Sketch Plan of Charles Pierce with favorable Site Walk results. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

8:30 P.M. CARL PENDLETON MAP 34 LOT 23 ZONE AR

Mr. Pendleton is requesting permission to replace existing decking and stairs. Some of the existing stairs are currently on rocks or blocks, sonar tubes to be set in there place.

Also requested placement of a foundation under existing cottage but has not acquired the permits from DEP. The Board members noted that a foundation should not be a problem and informed Mr. Pendleton that he could not raise or lower the sill by more than 3 ft.

Jon Gale moved to grant permission to replace decking and stairs as per specifications presented under Section 9.03 and Mr. Pendleton adhere to all Erosion Control Procedures. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

Upon receiving DEP approval and presentation of plans for foundation Mr. Pendleton to be placed under Old Business.

8:45 P.M. TONY GRANT/CLIFF SAWYER MAP 43 LOT 895 ZONE R

Mr. Grant is requesting a building envelope for this lot in the Lake Arrowhead development. A Conditional Use Permit was previously issued, the owner did not start construction within 6 months therefore the Conditional Use Permit is null and void. A plot plan was presented with new dimensions noted.

Roland Denby moved to grant request using 19 ft. sideline setbacks and a 46 ft. front yard setback from Sunset Circle, other setbacks can be met, contractor to provide sales agreement. Dwayne Woodsome seconded the motion. Vote was 5-0-0 in favor.

9:00 P.M. LOUIS BUREAU MAP 13 LOT 53 ZONE AR

Mr. Bureau is requesting information to place a roller skating arena on land to be purchased that abuts his property. The Zoning Ordinance does not specifically address this type of use and the CEO has referred him to the Board for an informational meeting.

Approximate dimensions would be 80' x 200'. AR Zone does not specifically address this use. Possibly go to Town Meeting to have this use added as a Conditional Use in the AR Zone. General discussion on costs, studies necessary. Mr. Bureau noted that he was working with a Business Planner.

V OLD BUSINESS:

VI NEW BUSINESS:

Meeting Adjourned at 10:03 P.M.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer







TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 26, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 PM

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Memo from Selectmen Re; Annual Report

Roland Denby to write the report.

Dwayne Morin briefly reviewed the status of the Shoreland Zoning issue. If the Board choses to do nothing regarding updating the Shoreland Zoning prior to June 30, 1992 the State Regulations will be mandated as the Town of Waterboro's Shoreland Zoning.

The Board would like to proceed with updates. Why should we wait for the State to mandate their regulations. The general feeling was to take charge of the situation.

Dwayne has incorporated current issue with the State Model. The Board needs to come up with a map noting major lakes and streams.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

Meeting set aside for workshop purposes for Blear Park II (Mobile Home Park)

Blear Park II AR Zone 19.6 acre site will support 23 lots for manufactured housing. Mr. Leighton is requesting a waiver for the cul-de-sac, as planned it is 1,700 ft. long. Mr. Leighton will be maintaining a 30 ft. wide access road abutting Dean Waterhouse property for access to the open space where most of the excess material will be stored. A stone ditch is planned along the back of the septic area. Mr. Leighton plans to use filter fabric to help with the run off in the ditches. Two wells located on plans. The site is baron and landscaping with loam & seed is planned with a couple of juniper bushes per site.

Mr. Leighton would like to phase the project. Concerns expressed by Board members as to travel by dump trucks creating excessive dust. Les feels that the area he is keeping open as an access road should minimize this as much as possible. This access road to be kept open until excess material is moved or sold. The final lot on this corner would not be used until all of the excess material is gone.

Douglas Foglio, Sr. was present, he is an abutter, chairman of the Road Review Committee and Les Leighton has also hired his firm to assist in grading the site.

Doug reviewed the elevation with the Board members present. The information has been calculated and the site will hand a 5" storm in 24 hours. Roads to remain private. The note on the plan for underground power is incorrect. Les will be going overhead with power, phone, cable, etc.

A copy of park regulations should be placed on file. Safety a factor during phasing. Les noted that all stone will be placed along the bank.

Board discussed bonding? Would it be necessary? The liability should be nothing to the town since the roads and the park are privately owned.

The road width appears to be wide enough to handle the delivery of trailers. Les noted that once a trailer is in a park they do not often move. If people move they sell the trailer on the lot and it usually remains in the park. Les expressed his concern with planting trees. Since everything is sandy with just a layer of loam for seeding, Les was not sure that the trees would root properly.

The park entrance is 485 ft. from the Elementary School.

Check List noted and the following items were missing:

1. Signature Line for Subdivider with Name and Address
2. Width of Route 5
3. Provisions for Mail Delivery

Emergency access - Les will keep the emergency access open during the winter.

Doug Foglio explained the reason for limiting the length of cul-de-sac's in the Subdivision Regulations.

Judi Carll moved to waive the length of the cul-de-sac with the provision that the Emergency Road be installed and maintained as noted on the plan. Jon Gale seconded the motion. Vote was 5-0-0 in favor.

Roland Denby moved to accept the Preliminary Plan of Blear Park II. Cindy Allen seconded the motion. Vote was 5-0-0.

Would there be objections if grading started on project and excess material taken off site? This would be part of the reclamation project but surplus material will need to be moved. Material will be moved after development is started, vehicular traffic will be through emergency access. Les could place fencing around stock piles, lot 23 will not be occupied until stock piles are gone.

Twelve ft. from grade to side slope. Five ft. above natural grade for stock pile.

Dwayne Woodsome moved that reclamation of pit be allowed to commence at anytime. Cindy Allen seconded the motion. vote was 5-0-0 in favor.

Second Public Hearing to be determined by Board once Shawn Frank has presented updated plans if a need is apparent.

VI NEW BUSINESS:

Doug Foglio mentioned to the Board members the need to possibly address, through zoning, Historic Building Zones for Old Churches and structures.

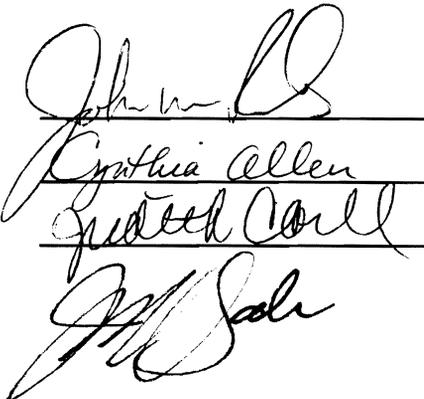
VII OLD BUSINESS:

VIII ADJOURNMENT:

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Dwayne Woodsome


Cynthia Allen
Judith Carll
Jon Gale

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



**PROPOSED SHORELAND ZONING CHANGES
PUBLIC HEARING
MAY 13, 1992
7:00 P.M.**

Hearing called to order by Chairman, John Roberts at 7:05 p.m. Planning Board members present were Jon Gale, Judi Carll, Cindy Allen and John Roberts. Approximately 5 to 10 residents in attendance.

John Roberts asked if all present had a copy of the proposed changes. He explained that the state has created a Shoreland Zoning Ordinance, towns can adopt this ordinance or create one of their own. The Planning Board has tried to blend the states proposed ordinance with the current Shoreland Zoning in the Waterboro Zoning Ordinance.

James Hamilton asked how marshes would be handled? Page two references this several times. Waterboro has several areas that would fall under this definition. Resource Protection area appears to include a tremendous percentage of the Town of Waterboro. This would include most of James Hamiltons land. James also noted that wetland vegetation grows in all areas in Waterboro.

Area of two or more acres as noted in proposal only occurs when it falls within a Shoreland Zone. James didn't relate with this because it also notes freshwater wetland.

Areas on Ossipee Mountain would be included by these definitions. James continued in saying he has three plantations in South Waterboro that he believes would fall under wetland zoning.

Dianne Holden asked if there would be a map noting the wetlands in Waterboro. Dwayne Morin informed those present that a map is available in the Planning Office. James Hamilton noted that one of his plantations would be classified as a wetland. Dwayne Morin stated that as of September 30, 1989 the State Mandatory Shoreland Zoning Act is controlled by the Department of Environmental Protection Agency.

James Hamilton concerned with land other than typical shoreland. Wetland Zones would possibly fall under shoreland. James asked why the town can't refuse this? The Town of Wells has. June 30, 1992 the state will impose the entire ordinance. A copy of the entire ordinance was shown for those who wished to review it. James suggested

writing to the state and noting the town's dissatisfaction. Possibly approach it differently.

Items were reviewed and noted that they would stay the same or be an addition. Those additions were Item #5 dealing with utilities and Item #8 Timber Harvesting.

Should the town adopt these proposed changes the state will still review them and will approve or disapprove. Mr. Hamilton felt this was a form of socialism and stated it was time property owners dug in their heels and took a stand.

An example was given with state mandates and compared to the towns suggested additions. If a hurricane took trees out under the state mandates you would be required to plant new trees in place of the damaged. James related his experience with DEP for repairing his retaining wall on Lake Ossipee.

The Board chose to have some control over shoreland zoning rather than having the state shove their ordinance down our throat.

Dianne Holden asked about setbacks. If we don't accept the state mandates how minimal can we go? The board does not know, this is an experiment.

Dwayne Morin showed those present a copy of the Town of Waterboro's freshwater wetland map of ten acre or greater wetlands.

James Hamilton felt that within 75 ft. of upland wetland should be removed.

Item #9 has been adjusted. The state proposed utilizing a point system which appears to be impossible to enforce.

The largest change would be the addition of freshwater wetlands ten acres or greater as in definition.

James Hamilton noted a proposal before Washington to exclude land that has no standing water for a period of 21 days within one year.

Why wouldn't the state accept Waterboro's current shoreland zoning? Why are we so late in reviewing proposed changes if we have had a year to review the state changes? The chairman noted that the Board is working on a rewrite of zoning. Town's current shoreland zoning might pass the state. It is not known what the state will accept. It was suggested that this be looked into. Could another hearing be scheduled?

Please check into this and let those present know the results. There were very few present.

Dianne Holden questioned the table of land uses. It notes four different areas will there be an official shoreland map to delineate the districts. There will be a map by the end of the week. James Hamilton asked that two things be deleted; Remove the reference to plant growth and freshwater wetlands.

The Board cannot take any action at a Public Hearing. Those present were invited to the Planning Board meeting immediately following the Public Hearing.

Meeting adjourned at 8:11 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 10, 1992

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

- I ROLLCALL:** Present were Kerry Perkins, Cindy Allen, Judi Carll, Jon Gale and John Roberts, Chairman.
- II MINUTES OF PREVIOUS MEETINGS:** March 26, 1992, April 8, 1992, May 13, 1992
- III COMMUNICATION AND BILLS:**
1. Notice of Hearing ZBA
 2. Notice of Intent to File with SRCC
 3. Information Re: 1992 Annual Environmental Conference
 4. Information on Implementing Comprehensive Plans
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**

8:00 P.M. LINDA BOYD MAP 4 LOT 40B ZONE AR
8:15 P.M. ROBERT STIMPSON MAY 11 LOT 64 ZONE AR
8:30 P.M. ROGER DROUIN MAP 45 LOT 1773 ZONE R
8:45 P.M. DAVE ROUBO MAP 47 LOT 208 ZONE AR
9:00 P.M. JOHN PARKER MAP 47 LOT 39 ZONE AR

8:00 P.M. LINDA BOYD MAP 4 LOT 40B ZONE AR

Tim Allen and Linda Boyd are requesting permission to construct a 30' x 60' garage to store and work on logging equipment, boats and snowmobiles. The property is currently under contract from Joseph Guimond. There are approximately 43 acres, the sole use on this property being a mobile home. This is a conditional use in the AR Zone and therefore requires Planning Board Review. Mr. Allen noted that he is planning on a wood constuction with vinyl siding. Mr. Allen also noted that he intends to maintain his own vehicles.

Cindy Allen moved to grant Mr. Tim Allen's request under Section 3.06.03 Item #15, as proposed and maintain a minimum of 100 ft. from wetland and be allowed to perform general maintenance on his own vehicles. Jon Gale seconded the motion. Vote was 3-0-0 in favor.

8:30 P.M. ROBERT STIMPSON MAP 11 LOT 64 ZONE AR

Mr. Stimpson's cottage was destroyed by fire the first of 1992. Mr. Stimpson's cottage was 17' x 32'. Mr. Stimpson is requesting permission to replace the cottage with a structure 24' x 32' and place a foundation under the structure moving the new structure approximately 19 ft. further away from Lone Pond. This falls under the 30% expansion rule.

Jon Gale moved to grant Robert Stimpson request to place a 24' x 32' structure in the new location using a minimum of 52 ft. from the normal high water mark, 16 ft. to the left sideline, the right sideline setback of 35 ft. to be met and utilize a 23 ft. front lot line setback bordering the Right-of-way. Erosion and Sedimentation Control Measures to be used during construction until disturbed soil can be stabilized. Approval granted under section 9.03. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

8:30 P.M. ROGER DROUIN MAP 45 LOT 1773 ZONE R

Mr. Drouin owns a corner lot in the Lake Arrowhead Subdivision and is requesting a building envelope for a single story 24' x 36' home. The property is located on the corner of Fairview Drive and Spring Lake Drive. The lot is 100 ft. by 150 ft. in dimension. Mr. Drouin is requesting a 25 ft. sideline setback and a 47 ft. front yard setback from Spring Lake Drive.

Judi Carll moved to grant a 47 ft. front yard setback from Spring Lake Drive and an 18 ft. rear lot line setback bordering lot 1774. Kerry Perkins seconded the motion. Vote was 4-0-0 in favor.

8:45 P.M. DAVE ROUBO MAP 47 LOT 208 ZONE AR

Mr. Roubo has purchased a lot in the Lake Sherburne Subdivision. A previously issued Conditional Use Permit has expired allowing placment of a home using 23 ft. sideline setbacks. Mr. Roubo's proposal would maintain those sideline setbacks. The Picard's were issued the Conditional Use Permit however the sales contract on the property expired and the new purchaser's are before the Board.

Kerry Perkins moved to renew the Conditional Use Permit using the same conditions. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

VI OLD BUSINESS:

JOE TRAMONTANA - Mr. Tramontana has had a survey done of his property located on Middle Branch Pond to place his foundation for his home that the Board previously approved. Once the survey was complete it appears that Mr. Tramontana would not be able to meet the Planning Board approved building envelope.

Jon Gale moved the Mr. Tramontana go no closer than 10 ft. to the front property line, no closer than 20 ft. to the left sideline and no closer than 17 ft. to the right sideline, no portion of the structure go closer than 100 ft. to the high water line of Middle Branch Pond. Erosion and Sedimentation Control measures be adhered to. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

9:00 P.M. JOHN PARKER MAP 47 LOT 39 ZONE AR

Steve Roberts acting as Mr. Parker's representative was present. The request is to allow construction of a single story garage 24' x 22' to be placed approximately 5 ft. from the front property line.

Judi Carll moved to grant Mr. Parker's request to construct a garage using a 10 ft. front yard setback and 10 ft. from the sideline, all setback measurements to include the eaves. Jon Gale seconded the motion. Vote was 4-0-0 in favor.

IVORY, REGINA AND MARK LIBBY SUBDIVISION

Mark Libby has requested permission to construct a new home on his lot. During subdivision review Mr. Libby mentioned his desire to build a new home and use the existing home as a garage. A response is requested from the Building Office.

Cindy Allen moved to notify CEO that Mr. Libby has six months after the date of issuance of Occupancy Permit to convert his existing house to a garage by stripping out the interior and all plumbing. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

Cindy Allen moved to approve the March 26, April 8, and May 13, 1992 minutes. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

Kerry Perkins moved to grant Dennis Letourneau a 30 day extension on his Conditional Use Permit. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Respectfully submitted,
Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

John R

Cynthia Allen

Judith Cole

J. Adams

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 25, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:24 PM

I **ROLLCALL:** Present were Jon Gale, Judi Carll, Cindy Allen, Chairman John Roberts and arriving late was Dwayne Woodsome.

II **MINUTES OF PREVIOUS MEETINGS:**
Cindy Allen moved to approve June 10, 1992 minutes
Jon Gale seconded the motion. Vote was 3-0 in favor.

III **COMMUNICATION AND BILLS:**

1. ZBA Notice of Decision
2. SRCC Notice of Intent to File
3. SMRPC Re: Route 202 Corridor Study Committee

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

8:00 PM BILL SPEED MAP 13 LOT 13 SKETCH PLAN
8:30 PM MR. CASSINO MAP 38 LOT 18 ZONE AR
9:00 PM DICK GREGOIRE MAP 37 LOT 20 ZONE AR

8:00 PM BILL SPEED MAP 13 LOT 13 F&A SKETCH PLAN REVIEW

Bill Speed present with property owner. Proposed name of the four lot subdivision is Old Mill Grove. One lot has been cut out and sold. The person owning that lot is currently residing in Florida and has no immediate plans to build. Each lot has approximately 350 ft. of frontage on Thyng's Mill Road.

The surveyor has found that approximately one mile from Limerick Town Line and one mile from the Waterboro Town line has been discontinued in the 1930's to 1940's. The remaining appears to have been abandoned.

Mr. Speed requested separate driveway entrances since each lot has approximately 350 ft. of frontage and the lots are five acres in size.

Jon Gale moved to approve the Sketch Plan of Old Mill Grove as presented. Judi Carll seconded the motion. Vote was 3-0 in favor.

Mr. Speed also requested permission to use five ft. contours instead of two ft. as required by Subdivision Regulations. Also requested was a waiver of a full blown hydrogeologic study. Mr. Speed requested in its place an Impact Statement.

Jon Gale moved to allow the developers to present the plans using five ft. contours. Cindy Allen seconded the motion. Vote was 3-0 in favor.

Jon Gale moved to require an Impact Study rather than a full blown hydrogeologic study. Cindy Allen seconded the motion. Vote was 3-0 in favor.

Mr. Speed also noted that the current owners have an option to purchase the property directly across from this lot. Separate driveway entrances would be acceptable. Ledge outcroppings must be noted on the preliminary plan.

Site Walk was scheduled for July 8th at 7:00 p.m.. Mr. Speed will meet the Board members on site.

Public Hearing to be scheduled once the entire survey has been completed.

9:00 PM DICK GREGOIRE MAP 38 LOT 20 ZONE AR

Mr. Gregoire is requesting permission to replace an existing rotten deck. The dimensions of the existing deck are 14' x 16' the proposed replacement deck will be 14' x 14'. Judy Carll moved to approve the request for replacement as presented to go no closer to the high water mark than the existing deck and not to expand on the existing footprint. Cindy Allen seconded the motion. Vote was 3-0 in favor. Approved under Section 9.03.

Mr. Gregoire asked if he could start tearing the old deck off. The Board did not see a problem with his starting.

8:30 PM ALBERT CASSINO MAP 38 LOT 18 ZONE AR

Mr. Cassino received Conditional Use Approval in 1990 and since construction did not start within six months this permit expired. Mr. Cassino would like a renewal of this permit.

Judi Carll moved to reapprove the foundation under the cottage with the same conditions as the previously issued Conditional Use Permit on file. Jon Gale seconded the motion. Vote was 3-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. Joe Tramontana
2. Shoreland Zoning

Mr. Tramontana's project was presented by Bill Speed. The survey that was completed after the first approval for construction by the Board showed that the conditions requested by the Board could not be met. Mr. Tramontana notified the Board and at the June 10, 1992 meeting a new building envelope was created. Unfortunately the envelope did not allow placement of a septic system. A new site plan was presented and after lengthy discussion the Board voted the following:

Cindy Allen moved to allow Mr. Tramontana to construct his home no closer than 85 ft. to the high water line of Middle Branch Pond and to utilize 15 ft. sideline setbacks and a 10 ft. frontyard setback from his front property line. This approval to supersede all previous approvals. Jon Gale seconded the motion. vote was 3-0 in favor.

Shoreland Zoning - Dwayne Morin notified the Board that by tabling the Shoreland Zoning because there did not appear to be enough participation from the citizen's of Waterboro they had failed to meet the State's deadline of updating the Shoreland Zoning. There are several towns that have done virtually the same. The current zoning has been forwarded to the State for review. We are awaiting a response.

Dwayne Morin also noted to those present of the upcoming Special Town Meeting scheduled for July 7, 1992 at 7:00 p.m. regarding issues dealing with the water system.

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

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

John P. B.

Jon Gale

[Signature]

[Signature]

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JULY 8, 1992

MEETING WAS NOT CALLED TO ORDER DUE TO ONLY THREE PLANNING BOARD MEMBERS BEING PRESENT.

I ROLLCALL: Present were Kerry Perkins, Cindy Allen and Judi Carll. Cindy, Judi and Dwayne Morin were present at a Site Walk at 7:00 p.m.

II COMMUNICATIONS AND BILLS:

III REPORT OF OFFICERS:

IV APPOINTMENTS:

At 8:15 p.m. the Board members present decided to review the appointments scheduled for the evening and make a recommendation to the other board members and a vote to be rendered at the July 23, 1992 meeting.

8:00 p.m. Larry Gatewood Map 46 Lot 2135 Zone AR

The Board suggested the following for a building envelope for this corner lot in Lake Arrowhead subdivision. Mr. Gatewood to check the suggestion out to see if this is workable with the topography of this lot.

Frontyard setback of 38 ft. from the front line bordering Indian Lane. Mr. Gatewood could turn the steps toward the drive to help in minimizing the encroachment towards the line this would allow Mr. Gatewood to maintain the 35 ft. rear setback. All other setbacks could then be met. Mr. Gatewood will be at the July 23, 1992 meeting at 7:00 p.m.

8:15 p.m. Michael Sweder Map 28 Lot 20 Zone AR

Mrs. Sweder was present, she informed the members present that the footprint of her cottage would not change. She believed that the project did not require a building permit since she considered the project to be maintenance. The porch screens are being replaced by combination windows to keep the weather from doing future damage to the structure. Those present did not believe this required their attention or approval from the Board. Letter to verify decision of the Code Enforcement Officer. Mrs. Sweder would not have to be present at the July 23, 1992 unless notified otherwise.

8:30 p.m. Roger Lamontagne Map 45 Lot 1381 Zone AR

Proposal to place a stairway to the water. DEP approval not necessary since the soil would not be disturbed. Due to the slope of the land this would be a necessary means by which the owners could access the shore. Those present felt this was a straight forward proposal and believed they would not need to be present for the July 23, 1992 meeting. Those present suggested this pass at that meeting.

8:45 p.m. Lynwood Burnham Map 36³³ Lot 2³⁶ Zone AR

Mr. Burnham would like to build a garage, free standing, on his lot within 100 ft. from Lake Ossipee. Those present explained that they could only allow a 30% expansion and the garage would have to be attached to the existing structure in order for the Board to act. After much discussion the Board suggested a single story 16' x 20' garage with an attached platform of 3' x 6' to existing cottage. This would not exceed the 30% Rule and should be acceptable. Mr. Burnham is scheduled for 7:15 p.m. on July 23, 1992.

9:00 p.m. Doug Pilon Sketch Plan for Subdivision

Mr. Pilon will return on July 23, 1992 at 7:30 p.m.

Bill Speed was scheduled under Old Business to request a 75 ft. setback from Middle Branch Pond in place of the approved 85 ft. setback previously approved by the Board for Joe Tramontana. Those present felt that they had created a workable building envelope and that Mr. Tramontana should be able to construct a home within this. Mr. Speed was not present when this suggestion was made however Dwayne had previously told Bill that he believed the Board would instruct him thusly.

Meeting closed at 10:45 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

TOWN OF WATERBORO
PLANNING BOARD

REGULAR MEETING WATERBORO PLANNING BOARD ^{WATERBORO, MAINE} **JULY 23, 1992**

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:00 PM

I ROLL CALL: Present were Jon Gale, Cindy Allen, Dwayne Woodsome, Judi Carll, and John Roberts.

II MINUTES OF PREVIOUS MEETINGS: June 25, 1992

III COMMUNICATION AND BILLS:

IV APPOINTMENTS:

7:00 PM Larry Gatewood Map 46 Lot 2135 Zone R
7:15 PM Lynwood Burnham Map 33 Lot 36 Zone AR
7:30 PM Roger Lamontagne Map 45 Lot 1381 Zone R
7:45 PM Dour Pilon Sketch Plan Approval
Michael Sweder Map 28 Lot 20 Zone AR
Joe Tramontana Map 24 Lot 24 Zone AR
8:00 PM William Corson Twin Pines Mobile Home Park
8:15 PM Kim Janotta West Hill Subdivision Revision
8:30 PM David Rosata Northwest Pond Reconstruction of Burnt Cottage
8:45 PM Dot Gerry Map 9 Lot 6-3 Zone AR

LARRY GATEWOOD MAP 46 LOT 2135 ZONE R

At the July 16, 1992 meeting the Board members had suggested a building envelope and had requested Mr. Gatewood check the dimensions out to make sure that the topography of the land would allow the suggested envelope for the proposed structure. After some discussion the board voted the following:

Cindy Allen moved to allow a thirty-eight ft. frontyard setback bordering Indian Lane and all other setbacks to be met under Section 2.08 of the Zoning Ordinance. Jon Gale seconded the motion. The vote was 3-0-0 in favor.

LYNWOOD BURNHAM MAP 33 LOT 36 ZONE AR

Mr. Burnham falls within 100 ft. of Lake Ossipee and is requesting an addition of an attached garage. The proposed dimensions requested exceed the 30% rule. The Board gave Mr. Burnham ideas that were allowable with Planning Board approval.

Jon Gale moved to allow Mr. Burnham to construct a 16' x 20' single story garage with an attached 3' x 6' platform to the existing cottage, to maintain a minimum 10 ft. sideline setback and a minimum 15 ft. setback from the front lot line. Cindy Allen seconded the motion. The vote was 4-0-0 in favor.

ROGER LAMONTAGNE MAP 45 LOT 1381 ZONE R

Mr. Lamontagne is requesting permission to construct stairs to the high water mark of Lake Arrowhead. He has contacted DEP and they called the CEO's office to verify that he did not need permits through them.

Cindy Allen moved to allow Mr. Lamontagne to place stairway to the water as presented at the meeting and Saco River Corridor Commission Permit be strictly adhered to.

JOE TRAMONTANA MAP 24 LOT 24 ZONE AR

Mr. Tramontana finds that the building envelope created for the proposed home still does not fit within the envelope.

Cindy Allen moved to stay with the previous envelope created for Mr. Tramontana. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

WILLIAM CORSON TWIN PINES MOBILE HOME PARK

Mr. Corson stated that he had told Mr. Hanson, the park owner, of his request to construct a carport and Mr. Hanson did not have a problem with it as long as the Town approved it.

Judi Carll moved to grant Mr. Corson permission to place a carport as shown on plot plan presented. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

KIM JANOTTA WEST HILL SUBDIVISION REVISION

Mr. Janotta would like to increase the size of the lot that his home is located on. He is proposing a change in a lot line thereby creating a larger lot.

Judi Carll moved to allow Kim Janotta to revise the West Hill Subdivision Plan by moving the lot lines on lot #1, allowed under Section 7.4 of the Subdivision Regulations. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Mrs. Janotta was informed that there have been a few changes that will need to be addressed on the revised plan:

1. 4" x 4" Block for the Registry Seal
2. The Milar must have an embossed seal of the engineer.

Five copies are required plus the milar. Forward the draft for Dwayne Morin to review prior to making these copies in case any changes are needed.

DAVID ROSATA MAP 48 LOT 5 ZONE AR

Mr. Rosata presented plans to tear down the remaining structure since it burnt this May and replace a smaller dimension cottage. Due to the close proximity to Northwest Pond Mr. Rosata was instructed by the Board members that he would need to use Erosion and Sedimentation Control Methods throughout the project.

Jon Gale moved to grant Mr. Rosata's request as drawn for proposed construction of new home and that he follow Erosion & Sedimentation Control for the New Construction Process and a new septic system be installed. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

DOUG PILON SKETCH PLAN REVIEW

Mr. Pilon is requesting a split of his 20 acre lot. Since there have been other splits on the original parcel from which Mr. Pilon purchased out of this would require subdivision. Mr. Pilon intends to give one lot to his father and retain the remaining piece for himself. He would like the lot to be clear to sell if his father chooses to do so within a five year period.

Judi Carll moved to approve Sketch Plan for the Doug Pilon Subdivision

BERNADINE GERRY MAP 9 LOT 6-3 ZONE AR

Mrs. Gerry was present with her attorney, Mr. Edward Titcomb.

Approval for a Conditional Use Permit is requested for a Foster Care Home within Mrs. Gerry's existing home. Mr. Titcomb explained to the members present that after much research the proposed Foster Care requires no permits from the State as long as there are no more than two ambulatory residents (unaided by assistance) present. This would not require licensing from DHS unless there were four residents.

The Board questioned the septic system. Would the design be adequate for the requested use. Mrs. Gerry should contact the site evaluator that designed the existing system to verify the adequacy of the system. Also noted was the concern expressed from the Fire & Rescue Department regarding the accessibility to the residents. There are seven steps down to the area where the residents would be. Mrs. Gerry noted that there is a side door that would be more accessible. The Board requested notifying the Fire & Rescue Department of the best access to the Boarders in case of emergency.

Mr. Titcomb addressed the new A.D.A. Laws, as near as he could tell Mrs. Gerry would be exempted if she had fewer than five rooms for hire.

The present tenant is self sufficient. Meals are provided. Breakfast is the only meal that the tenants have in the downstairs area. All others are upstairs. There is an intercom to each from the second floor.

A letter to the Fire Department was suggested to notify them of the entrance for emergency entrance for residents. Also the Septic System needs to be addressed. West Road is a State Aid Highway.

This request to be brought back under Old Business for a Final Decision.

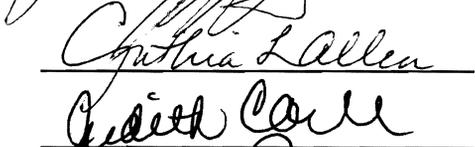
Motion was made and seconded to adjourn at 9:10 PM

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer





Cynthia L. Allen


Judith Cole


Kerry Perkins

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD AUGUST 12, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:46 PM

I ROLLCALL: Present were Judi Carll, Jon Gale, Dwayne Woodsome, Kerry Perkins and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: June 25, 1992

III COMMUNICATION AND BILLS:

1. Waterhouse, Titcomb, Marass, Flaherty & Knight
Re: Dot Gerry Foster Care Conditional Use Request
2. Affidavit from S&W Development for Deer Acres
3. Lincoln Institute of Land Policy
4. Letters from DEP Re: Draft Shoreland Zoning Ord.
5. SMRPC Memo Re: General Technical Assistance
6. Memo from Tim Nelson Re: Tim Allen

V APPOINTMENTS:

7:45 PM Tim Allen Map 41 Lot 10 Zone AR
8:00 PM William Taylor Map 28 Lot 27 Zone AR
8:15 PM Bruce Johnson Map 43 Lot 895 Zone R
8:30 PM Marjorie Walker Map 33 Lot 21 Zone AR
8:45 PM Joseph Booth III Map 47 Lot 205 Zone AR
9:00 PM Energy Homes Map 45 Lot 1389 Zone R

7:45 PM TIM ALLEN/LINDA BOYD MAP 41 LOT 10 ZONE AR

John Roberts read the Memo from the CEO regarding Mr. Allen. There appeared to be a break down in communication. Mr. Allen had the project completed and is requesting after the fact approval from the Board for a retaining wall 25 ft. from the high water mark of Ossipee Lake.

Judi Carll moved to grant Mr. Allen a Building Permit for his retaining wall. Jon Gale seconded the motion. Vote was 3-0-0 in favor. Discussion regarding double fee, since the CEO had authorized the pouring of the concrete the Board did not feel Mr. Allen would have to pay double fee.

Dwayne Woodsome moved to approve the June 25, 1992 minutes, Jon Gale seconded the motion. Vote was 3-0-0 in favor.

Affidavit from Wentzell Construction:

The Board had previously voted to approve and sign upon presentation to the Board the affidavit allowing a change to the notes on Subdivision Plan Deer Acres. Members present signed the affidavit.

8:00 PM WILLIAM TAYLOR MAP 28 LOT 27 ZONE AR

Mr. & Mrs. Taylor were present with Jim Van Wycke of Kasprzak, Inc.

Dwayne Woodsome acted as Chairman. John Roberts chose not to vote or chair since he is employed by Kasprzak, Inc.

Mr. Taylor currently owns a cottage on Little Ossipee Pond. The cottage sets 31'6" from the high water mark. Mr. Taylor would like permission to reconstruct a cottage with a foundation moving back approximately six inches from the existing location of the cottage. A new septic system is proposed as a portion of the project. The Taylor's would maintain the cottage as a seasonal cottage.

The shoreline to be left natural, there is no need to disturb the soil. Proposed location will increase the sideline setback.

Jon Gale moved to allow the Taylor's to tear down the existing structure and reconstruct a cottage not to exceed 30% with setback to road no closer than 33 ft. to property line abutting a right of way, 31 ft. to the normal high water mark of Ossipee Lake and no closer than 32 ft. to nearest sideline, approval under Section 2.08, 7.02 and new septic system to be installed and Erosion & Sedimentation Control Methods be utilized throughout project and pending DEP approval. Kerry Perkins seconded the motion. Vote was 3-0-1 in favor.

Meeting turned back to John Roberts by Dwayne Woodsome.

8:15 PM BRUCE JOHNSON MAP 43 LOT 895 ZONE R

Mr. Johnson purchased a Lake Arrowhead Lot that had previously received Planning Board approval for a building envelope. The approval expired since no construction has been started within 6 months from date of issue of Conditional Use Permit. Mr. Johnson's home would fit within the previously approved building envelope.

Kerry Perkins moved and Judi Carll seconded a motion to reissue the Conditional Use Permit as previously stated for Michael Ferreira. Vote was in favor 4-0-0.

8:30 PM MARJORIE WALKER MAP 33 LOT 21 ZONE AR

Mrs. Walker is requesting permission to repair an existing retaining wall and Riprap the shoreline of her property located on Ossipee Lake. The existing wall is 30 ft. in length and is falling into the Lake. Mrs. Walker also proposes to Riprap approximately 250 ft. of the mainland property and 200 ft. of the island property that she owns. Mrs. Walker has applied for DEP permits.

Kerry Perkins moved and Judi Carll seconded a motion to approve Mrs. Walker's request to repair wall with riprap pending DEP Permit. Date of Conditional Use permit to be effective as of the date of DEP approval. Vote was 4-0-0 in favor.

8:45 PM JOSEPH BOOTH III MAP 47 LOT 205 ZONE AR

Mr. Booth is requesting a building envelope to construct a house on a lot in Lake Sherburne Subdivision. Mr. Booth is seeking relief from the sideline setbacks.

Kerry Perkins moved and Judi Carll seconded a motion to approve Mr. Booth's request granting a 21 ft. sideline setback to line bordering lot 206 and a 25 ft. sideline setback to line bordering lot 204 and all other setbacks to be met under Section 2.08. Vote was 4-0-0 in favor.

9:00 PM ENERGY HOMES MAP 45 LOT 1389 ZONE R

Mr. Cote is requesting a building envelope for a lot in Lake Arrowhead development. A 24' x 32' cape is proposed. In order to maintain the 100 ft. setback allowed in the Saco River Corridor Commission approval, a reduction in the front yard setback, sideline setback, and the rear setback are needed.

After much discussion and review Jon Gale moved and Kerry Perkins seconded the motion to grant a 39 ft. frontyard setback bordering North Circle, a 27 ft. sideline and a 24 ft. rear line setback and 100 ft. minimum high water mark setback as per Saco River Corridor Commission Permit and that prior to a Building Permit being issued Mr. Cote present an

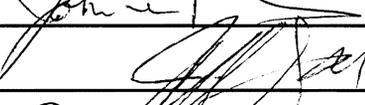
updated HHE 200 design. Vote was 4-0-0 in favor.

It was moved and seconded to adjourn at 9:30 p.m.

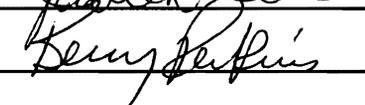
Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer





Cynthia Allen


Judith Joell


Benny Perkins

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 9, 1992

Meeting called to order by Chairman, John Roberts at 7:45 pm

I ROLLCALL: Present were Kerry Perkins, Roland Denby, Judi Carll, Cindy Allen, Jon Gale and John Roberts, Chairman.

II COMMUNICATION AND BILLS:

III REPORT OF OFFICERS:

IV APPOINTMENTS:

7:45 PM DOUG PILON SUBDIVISION WAIVER REQUESTS
8:00 PM ESTHER WIGGIN MAP 28 LOT 40 AR ZONE
8:15 PM DONALD DREW MAP 28 LOT 44 AR ZONE
8:30 PM JENNIFER ROBERTS MAP 4 LOT 12-5 AR ZONE
8:45 PM MATTHEW EK MAP 50 LOT 10 AR ZONE
9:00 PM LAKE ARROWHEAD COMM. MAP 17 LOT 1C R ZONE

7:45 PM DOUG PILON SUBDIVISION

Mr. Pilon has received Sketch Plan approval and needs his waiver requests addressed to enable him to continue with his proposed subdivision.

Section 6.2 #9 Contour Roland Denby moved to approve USGS contour 20 ft. intervals. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Section 6.2 #12, 14, 18, and 19. Roland Denby moved and Judi Carll seconded the motion to grant the waiver request. Vote was 4-0-0 in favor.

Section 6.2 #21 Soil Erosion & Sediment control plan. Roland Denby moved that Mr. Pilon meet the Planning Boards standard conditions. Kerry Perkins seconded the motion. Vote was 4-0-0 in favor .

Section 6.2 # 22, 23 & 24. Kerry Perkins moved and Cindy Allen seconded the motion to grant the waiver request. Vote was 4-0-0 in favor.

Section 6.2 #26 Geologist report. Cindy Allen moved and Kerry Perkins seconded a motion to grant the waiver request. Vote was 4-0-0 in favor.

6.2.1 Preliminary Plan scale. Kerry Perkins moved and Cindy Allen seconded a motion to approve the use of 1" = 100'. Vote was in favor 4-0-0 in favor.

Also Mr. Pilon would like to present Preliminary and Final Plan at the same meeting. Due to the nature of the subdivision it was determined that a Public Hearing and a Site walk would not be needed. The Board members present did not have a problem with the request to combine the approvals.

OLD BUSINESS:

David Rosata Map 48 Lot 5

Mr. Rosata has received previous approval his project. Due to the change in dimensions and the Board approving as presented Mr. Rosata finds that a change of 3 ft. to his foundation plan is needed. This proposal is still smaller than existing at the time of the fire. Also the previous approval did not address the replacement of a foundation since Mr. Rosata believed he could utilize the existing foundation.

Jon Gale moved to accept and approve the updated plan dated 8/25/92. Judi Carll seconded the motion. Vote was 5-0-0 in favor.

Also David Gagnon Map 52 Lot 11 requested permission to create a patio using a rock wall to surround the patio.

Kerry Perkins moved and Cindy Allen seconded a motion to allow Mr. Gagnon to construct a patio with a rock wall surrounding the patio and that the Board refund the \$25.00 application fee. Vote was 5-0-0 in favor.

8:15 PM DONALD DREW MAP 28 LOT 44 AR ZONE

Mr. Drew would like permission to tear down an existing shed 8' x 8' and replace it with a 12' x 20' structure. The placement of the new structure would be no closer than 10 ft. from the sideline and 10 ft. from the front property line abutting the right-of-way. The structure is over 100 ft. from the high water mark of Ossipee Lake.

Kerry Perkins moved and Roland Denby seconded a motion to allow Mr. Drew to build a new structure as presented maintaining a 10 ft. minimum setback from the right-of-way and the sideline. This measurement from the drip of eaves approximate dimension of 12' x 18' not including eaves. Vote was 5-0-0 in favor.

ESTHER WIGGINS MAP 28 LOT 40 AR ZONE

Mrs. Wiggins has contracted with Mr. Paul Tebbetts to complete this project for her. She is proposing moving her cottage further from the lake and placing it on a new foundation approximately 74 ft. from the high water mark. The Board felt in order for them to fairly review this request a more accurate site plan be presented before any action could be made as a Board.

8:20 PM JENNIFER ROBERTS MAP 4 LOT 12-5 AR ZONE

Jennifer is requesting permission to establish a Home Occupation of consignment maternity apparel, books, education videos, etc within her home. She has plenty of parking space.

Cindy Allen moved and Roland Denby seconded a motion to allow the proposed Home Occupation under Section 7.04 and Definition. Vote was 5-0-0 in favor.

8:30 PM MATTHEW EK MAP 50 LOT 11 AR ZONE

Mr. Ek is a contractor representing Mr. Perreault. Mr. Perreault would like to construct a garage free standing on a corner lot in a grandfathered subdivision. The Board members informed Mr. Perreault that the only way they could approve a garage would be to attach it to the house.

Cindy Allen moved and Roland seconded a motion to approve a 24' x 24' garage with an 8 inch overhang plus decking system connecting the garage with the house, setback from Hilltop Lane to be no closer than 31 ft. to property line and no closer than existing house to Circle Drive. Vote was 5-0-0 in favor.

9:00 PM LAKE ARROWHEAD COMMUNITY MAP 17 LOT 1C R ZONE

Lake Arrowhead Community is requesting a Conditional Use Permit to allow for construction of a new Water System Substation. The proposed dimensions are 15'8" x 15'8" and allows for expansion. The pumphouse will integrate the current well with the newly created well in Lake Arrowhead Community to allow for future expansion and higher water yield. This is a Condition Use and falls under Section 3.05.03 paragraph #4. The new well is producing approximately 300 gpm.

Kerry Perkins moved and Judi Carll seconded a motion to approve the request under Section 3.05.03 paragraph #4. Vote was 5-0-0 in favor.

VII OLD BUSINESS:

DOT GERRY

Mrs. Gerry has completed the noted areas of concern from her appointment and letters are on file. The permit is for a Foster Care home.

Jon Gale moved and Cindy Allen seconded a motion to approve the request under Section 3.06.03 paragraph #12. Vote was 5-0-0 in favor.

VIII NEW BUSINESS:

Dwayne explained the Ossipee Dam Project and the number of repairs to retaining walls and rip rap.

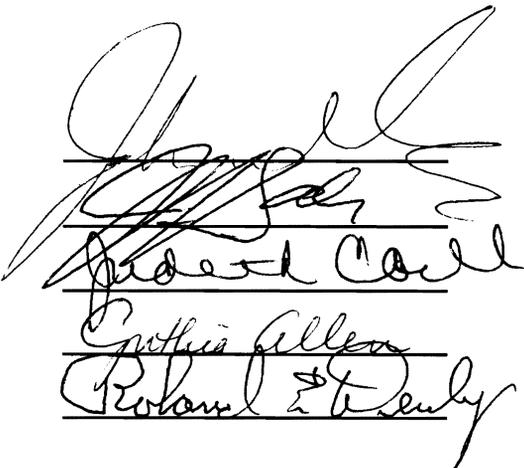
Kerry Perkins moved a blanket approval that would allow CEO to authorize repair and maintenance projects to retaining walls, boat houses, rip rap and all other projects allowed under DEP Permit-by-rule during the reconstruction of the dam. Cindy Allen seconded the motion. Vote was 5-0-0 in favor.

The July 23, 1992 and August 12, 1992 minutes were approved by Cindy Allen's motion and Jon Gale's second. Vote was 4-0-0 in favor.

A motion to adjourn was made and seconded at 9:40 p.m.

Respectfully submitte,

Dwayne Woodsome
Secretary/Treasurer



Jon Gale
Robert Cole
Cynthia Allen
Roland Stenby

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPT. 24, 1992

Meeting called to order by Chairman, John Roberts at 7:58 pm

I ROLLCALL: Present were Kerry Perkins, Judi Carll, Cindy Allen, Roland Denby, Dwayne Woodsome and John Roberts.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Letter from SRCC Re: Notice of Intent to File

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 pm Kendra Staples Map 55 Lot 17 AR Zone
8:00 pm Energy Homes Map 46 Lot 2197 R Zone
8:15 pm Maxine Peightal Map 31 Lot 2 AR Zone
8:30 pm Abbott's General Store Map 5 Lot 48-1 V
8:45 pm Roland Nadeau Map 32 Lot 44 AR Zone

V OLD BUSINESS:

Esther Wiggins Map 28 Lot 44 AR Zone

Paul Tebbetts has presented a new septic system design and a new plot plan.

Kerry Perkins moved to approve the relocation of existing cottage and full foundation proposal with a new septic system to be installed, cottage to be 72 ft. from high water mark of Ossipee Lake, 12 ft. from sideline bordering lot #29, 32 ft. from lot bordering 10 ft. right-of-way and 17 ft. from rear bordering the right-of-way, erosion and sedimentation control plan to be utilized and DEP permit to be adhered to under Section 2.08, 4.02 and 7.01. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

8:00 pm Energy Homes/Andy Cote Map 46 Lot 2197 R Zone

Mr. Cote requested a four ft. reduction in each sideline setback to enable him to construct a 24' x 34' cape style home. After much discussion by the Board members the following motion was made.

Roland Denby moved to approve the request as presented using 31 ft. sideline setbacks under Section 2.08 and 4.02. Judi Carll seconded the motion. Vote was 4-0-1 in favor.

Mr. Cote asked if the Board preferred that he place all

future homes sideways on the lot to meet the setbacks. The Board felt they would rather have this method used.

7:45 pm Kendra Staples Map 55 Lot 17 AR Zone

Kendra lives in the Twin Pines Mobile Home Park she is requesting permission to construct a 12' x 12' addition. The park was in existence prior to our ordinance.

Kerry Perkins moved and Roland Denby seconded the motion to allow a 12' x 12' addition using a 24 ft. setback from the right-of-way with Park owners signature. Vote was 5-0-0 in favor.

8:15 pm Maxine Peightal Map 31 Lot 2 AR Zone

Maxine is requesting permission to construct a dormer to allow placement of an upstairs bathroom. After discussion regarding current status of the septic system Kerry Perkins moved and Judi Carll seconded a motion to approve the request under the Mandatory Shoreland Zoning and Section 2.08 and 7.01 and that a copy of the HHE 200 be placed on file. Vote was 4-1-0 in favor.

Paul Lawrence has been out to do a site evaluation and will be forwarding the paperwork to Ms. Peightal.

8:30 pm Abbott's General Store Map 5 Lot 48-1 V Zone

The Abbott's are requesting a Conditional Use permit to install gas pups on their property located in the Village Zone in East Waterboro. This is an allowed use under Section 3.04.03 Item #12. The Abbott's lot is 1.38 acres in size. They are proposing an above ground storage tank and an island for two gas pumps. They have received approval from the State Fire Marshall's office and will be presenting engineered plans for the new construction.

The plot plan presented shows that the proposed location of the pumps does not meet the required setbacks. Mr. Abbott told the Board members that he could maintain the required setback. Alternate locations for the pumps were discussed. Mr. Chickering of Delta Petroleum Corporation answered questions regarding the above ground storage tanks. The Planning Board noted that they could not reduce the setback requirements. The Zoning Board of Appeals grants variances.

A revised plan meeting setbacks would have to be presented before the board could act. After discussion the Board decided that they could approve the Conditional Use Request as follows:

Kerry Perkins moved to grant a Conditional Use permit for the use of gasoline pumps pending the submission of new plans as previously noted under Section 3.04.03 Item #12. Cindy Allen seconded the motion. Vote was 5-0-0 in favor.

8:45 pm Roland Nadeau Map 32 Lot 44 Zone AR

Mr. Nadeau is requesting permission to place a foundation under an existing cottage. Mr. Nadeau's proposal is to move the existing cottage 8 ft. away from current location making the new setback from the high water mark of Lake Ossipee 40 ft. This would require permits from DEP under Permit by rule. Mr. Nadeau has applied but has not heard anything at this time. Since foundation are excluded from the 30% expansion rule this would be allowed under the State Shoreland Zoning.

Kerry Perkins moved to approve the request utilizing a 42 ft. setback to the foundation to the high water mark of Ossipee Lake, current sideline setback to be maintained and erosion and sedimentation control plan and a new septic system be installed. Cindy Allen seconded the motion. Vote was 5-0-0 in favor.

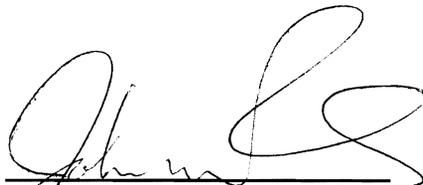
VI NEW BUSINESS:

Dwayne briefly described the Maine Cranberry Association proposal that has been submitted to the Army Corp of Engineers for approval. A copy of that application is on file in the office.

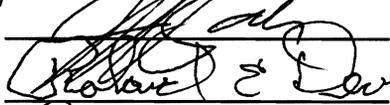
Also a company by the name of Print Recovery Re-inking has asked the Town of Waterboro to write a Development Fund. Dwayne briefly described their business to those present.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer









TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 14, 1992

Meeting called to order by Chairman, John Roberts.

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

II MINUTES OF PREVIOUS MEETINGS: Sept. 9, Sept. 24, 1992

III COMMUNICATION AND BILLS:

IV APPOINTMENTS:

7:45 pm Victoria Bradeen Map 5 Lot 13A Lot AR
8:15 pm Robert Talbot Map 21 Lot 1 Village Zone
8:45 pm Ronald Jarosz Map 24 Lot 11 AR Zone
9:00 pm Mr. Newell Map 45 Lot 1373 R Zone
9:15 pm Mr. Flayhan Map 19 Lot 55 Village Zone
9:30 pm Town of Waterboro Water Storage Tank

7:45 pm Victoria Bradeen Map 5 Lot 13A Zone AR

Ms. Bradeen is requesting placement of a new home on her property located in East Waterboro. The lot is on the corner of Route 202/4 and Mascamp Road. Ms. Bradeen currently has a trailer on the property. She would like to construct a 26' x 50' ranch style home and upon completion of the structure she would like to remove the existing trailer. The lot is grandfathered and therefore needs your review in order to create a building envelope for the new structure.

Roland Denby moved and Dwayne Woodsome seconded a motion to approve Victoria Bradeen's request using a 65 ft. front yard setback bordering Route 202 & 4 and a 60 ft. front yard setback from the Mascamp Road and the 35 ft. sideline setback be met. Vote was 4-0-1 in favor.

Dwayne Woodsome moved and Roland Denby seconded a motion that Victoria Bradeen disconnect utilities within 15 days of the issuance of an Occupancy Permit for the new home, trailer to be removed by June 1, 1993. Vote was 5-0-0 in favor.

8:15 pm Robert Talbot Map 21 Lot 1 Zone Village

Mr. Talbot's lot is located on the corner of West Road and Route 202/4 in South Waterboro. The lot appears to be approximately 30,000 sq. ft. in size. Mr. Talbot is

requesting a change in the roof style, from a regular roof pitch to a gambrel style roof therefore increasing the floor space. The current use of 720 sq. ft. for a motorcycle shop would require 20,000 sq. ft. once increased it would require more land. Mr. Talbot came before the Board in January 1991 and was granted a 28' x 36' garage however there was no proposal for a change in the roof of the existing building. Tim felt this was an expansion of a nonconforming structure and required your review.

Roland Denby moved and Cindy Allen seconded a motion to allow Mr. Talbot to use a gambrel style roof instead of a 12 pitch. Vote was 5-0-0 in favor.

8:45 pm Ronald Jarosz Map 24 Lot 11 Zone AR

Mr. Jarosz's cottage was destroyed by fire in the spring of '92. Mr. Jarosz previous square footage was 1,240. Mr. Jarosz would like to replace this old cottage with a new two story 30' x 26' home with a 4 ft. crawl space for a basement. The square footage would appear to be less. I have contacted Mr. Jarosz to bring a new septic design with him if possible and a more accurate floor plan. It would appear that a deck would be placed on the water side of the new structure and I have not calculated any sq. footage for a deck. This could potentially be done without going any closer to the high water mark of Middle Branch Pond than the old cottage depending on decks.

Jon Gale moved and Roland Denby seconded a motion to accept Mr. Jarosz request conditioned that the new structure be placed within the original building envelope and a new Septic System be presented and installed and that the building plans submitted with this proposal be used. Vote was 5-0-0 in favor.

9:00 pm Mr. Newell Map 45 Lot 1373 R Zone

Mr. Newell received permission from the Planning Board and the Saco River Corridor Commission in 1986 to construct a home and an attached 24' x 24' single story garage a minimum of 85 ft. from the high water mark of Lake Arrowhead. Mr. Newell placed the foundation for the approved construction but never constructed the garage. Mr. Newell has gone back before the SRCC and received re-approval and now seeks a renewal of his Conditional Use Permit from the Board. The location of Mr. Newell's garage placed the garage out of the 100 ft. State Shoreland Zone.

Jon Gale moved and Cindy Allen seconded a motion to re-approve his Conditional Use Permit. Vote was 5-0-0 in favor.

9:15 pm Mr. Flayhan Map 19 Lot 55 Village Zone

Mr. Flayhan owns a home beside the The Bird House in South Waterboro Village and is requesting expansion of his second floor by placing a full dormer on the back side of his home. The structure is grandfathered and is nonconforming and would require your approval. The home currently has use of the first floor only. There is only attic space at this time.

Roland Denby moved and Cindy Allen seconded a motion to approve Mr. Flayhan's request for a dormer addition and that egress windows be used. Vote was 5-0-0 in favor.

9:30 pm Town of Waterboro Water Storage Tank

The Town of Waterboro has contracted to place a storage tank in the South Waterboro Village. The Tank would require a Conditional Use Permit for a utility and also requires a height modification review.

Roland Denby moved and Cindy Allen approved the Town of Waterboro's request for a Conditional Use Permit under Section 3.06.03 and Height Modification under Section 8.01. Vote was 5-0-0 in favor.

Old Business:

Mr. Doug Pilon is back to receive Preliminary and Final Subdivision Plan approval for his small subdivision.

Judi Carll moved and Cindy Allen seconded a motion to approve Preliminary Plan of Doug Pilon. Vote was 5-0-0 in favor.

Roland Denby moved and Jon Gale seconded a motion to approve Final Plan of Doug Pilon and that Road Entrance Permits be received by Mr. Pilon. Vote was 5-0-0 in favor.

Judy Carl moved and Cindy Allen seconded a motion to approve the September 9, and September 24, 1992 minutes. Vote was 5-0-0 in favor.

It was moved and seconded to adjourn at 9:00 pm

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John m. [Signature]
Cynthia Allen
Judith Carl
Roland E. Deuby
Dwayne Woodsome

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 22, 1992

Meeting called to order by Vice Chairman, Roland Denby at 7:53 pm.

I ROLLCALL: Present were Jon Gale, Judi Carll, Cindy Allen, Dwayne Woodsome, Roland Denby and arriving later Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

IV APPOINTMENTS:

7:45 pm O'Clair Subdivision/Starrett Pierce
8:00 pm Lance Roy Map 44 Lot A529 R Zone
8:15 pm Tim Greateon Map 45 Lot 1327 R Zone
8:30 pm Bob Dewitt Map 19 Lot 52 Village Zone
9:00 pm Gaylon Wardell Map 28 Lot 2 AR Zone

7:45 p.m. Fred and Victor O'Clair Subdivision Map 14 Lots 40N & 40P AR ZONE Starrett Pierce Illegal Subdivision

The O'Clairs are requesting Sketch Plan Approval. Public Hearing have been scheduled with all of the other subdivision's within this area. Common well is used by both lots. Separate septic systems. Possible problem with the location of trailers. One of the lots is substandard by zoning, Dwayne Morin to check with attorneys for an opinion as to how the Planning Board should handle this subdivision and the potential problems. Public Hearing to be held November 18, 1992 at 7:00 pm. The O'Clair's to notify abutters by certified mail of the date and time of the hearing. Also Sharon to notify Mr. Thornton of the date and time of hearing as he requested notification of anything happening within this area.

8:00 p.m. Lance Roy Map 44 Lot A-529 R Zone

Mr. Roy is proposing to build a 26' x 32' unfinished Cape on a lot in Lake Arrowhead Estates. The lot Mr. Roy plans to build upon is surrounded by three (3) roads. It is bounded to the west by Beaver Dam Road, the south by Victoria Lane, and the east by the Emery Road. Mr. Roy is requesting a ten (10) foot reduction in his front yard setback off of Victoria Lane and a twelve (12) foot reduction on his sideline setback. He will maintain all other setbacks.

Roland Denby moved and Cindy Allen seconded a motion to grant the following building envelope: 39 ft. front yard setback from Victoria, 29 ft. from sideline abutting lot A528 and 40 ft. front yard setback from Emery Road. Vote was 5-0-0 in favor.

8:15 p.m. Tim Greateon Map 45 Lot 1327 R Zone

Mr. Greateon is proposing to construct a 28' x 40' Cape with a 10' x 30' deck and a 24' x 22' two car garage on a lot in Lake Arrowhead Estates. Mr. Greateon is requesting a front yard setback reduction of ten (10) feet. He will maintain his sideline setbacks as well as his shoreline setback. This has Saco River Corridor approvals. It was Dwayne Morin's recommendation that the board study this request very closely. The planned building is extremely large and there is a sufficient building envelope that would support a smaller but none the less big house on the lot.

Jon Gale moved and Roland Denby seconded a motion that Mr. Greateon construct a home that would meet required setbacks being 100 ft. from the high water mark of Lake Arrowhead, 50 ft. from the front lot line and 35 ft. sideline setbacks. Vote was 4-0-1 in favor.

8:30 p.m. Bob Dewitt Map 19 Lot 52 V Zone

Mr. Dewitt is proposing to expand his machine shop by adding a 24' x 31' expansion to his already existing garage to accommodate the new machine shop. Mr. Dewitt is expanding a Conditional Use of the machine shop and Van felt that the Planning Board should review this prior to issuance of a permit for the construction. Mr Dewitt owns 1.6 acres of land and currently has a machine shop and house on the lot. The proposed expansion will meet all zoning setback requirements.

Jon Gale moved and Roland Denby seconded a motion to approve the Conditional Use Permit allowing Mr. Dewitt to expand his building as presented. Vote was 5-0-0 in favor.

9:00 p.m. Gaylon Wardell Map 28 Lot 2 AR Zone

Mr. Wardell withdrew his request since he has not finalized his contract with the owner's of Willie's Pizza building.

Dwayne Woodsome reported that the Planning Board currently has \$18,690.59 in their account.

It was moved and seconded to adjourn at 9:26 pm.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John C
Dwayne Woodsome
Robert E. Danby
Judith Carl
Guthrie Allen

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



WATERBORO PLANNING BOARD
PUBLIC HEARING O'CLAIR 2 LOT SUBDIVISION
NOVEMBER 18, 1992

Present from the Planning Board were Judi Carll, Cindy Allen, Roland Denby, Dwayne Woodsome and Chairman John Roberts.

Present for the hearing were approximately 5 residents.

Meeting was called to order by Chairman at 7:08 pm

John Roberts explained that the O'Clairs were proposing a 2 lot subdivision on the Pierce Road. These lots are a portion of an illegally created subdivision. The O'Clairs are looking to solve the issue so they might sell the lots if they choose.

The Board had previously asked the Town's Legal Counsel for an opinion regarding the substandard size of the lot. Two problems need to be solved before the Board can act on this proposal,

1. Lot size of 80,000 sq. ft. cannot be met,
2. Setbacks for the trailers was not met when placed on the lots,

The solution might be to contact abutters to see if they could purchase a small portion of property to bring the lot up to Town specifications or request a variance from the Waterboro Zoning Ordinance requirements. Mr. O'Clair has a hearing set for December 1, 1992 with the Zoning Board of Appeals. Setbacks are not an issue that the Planning Board has to consider however, would need to be solved prior to the sale of the lots. The owners could request a variance or request a Consent Agreement with the Selectmen.

Charles Thornton requested a copy of the attorney's letter. He also requested that he continue to receive notification by mail of any activity within the Starret Pierce Illegal Subdivision.

Meeting adjourned at 7:17 pm.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD NOVEMBER 18, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:30 PM

I ROLLCALL: Present were Cindy Allen, Judi Carll, Roland Denby, Dwayne Woodsome and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS: October 14, and October 22, 1992

Roland Denby moved to approve October 14, and October 22, 1992 minutes. Cindy Allen seconded the motion. Vote was 4-0 in favor.

III COMMUNICATION AND BILLS:

1. Maine Heritage Fall 1992 Newsletter
2. Letter from K Lovell Re: O'Clair Subdivision
3. SRCC Notice of Public Hearing
4. Memo Re: Budget Requests for 1993
5. Notice of Public Hearing ZBA
Re: Abbott's General Store
Victor O'Clair
6. Letter from Jay Hardcastle Re: Bernadine Gerry

OLD BUSINESS:

Victoria Bradeen:

Tony Grant was present and indicated that since the last meeting of the board he discovered that the legal width of Mascamp Road is 66 ft. not the presumed 50 ft. This was the old Route 202/4. He would need a 43 ft. setback from Mascamp Road and not 60 ft. as approved by the Board at their October 22, 1992 Meeting. The existing trailer is currently 18 ft. from the front line bordering Mascamp.

Roland Denby moved and Cindy Allen seconded a motion to grant a 43 ft. front yard setback from Mascamp Road all other dimensions previously approved to stand. Vote was 4-0 in favor.

Edward Walton:

Mr. Walton is requesting a six month extension of his soon to expire Conditional Use Permit.

Cindy Allen moved and Roland Denby seconded a motion to grant a six month extension from date of expiration of Mr. Walton's Conditional Use Permit. Vote was 4-0 in favor.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 pm Ray Janson Map 5 Lot 23 Zone AR
8:30 pm The Milk Room Map 19 Lot 24 V Zone
9:00 pm David Dunn Birch Woods Subdivision Map 11 Lot 17

8:00 pm Ray Janson Map 5 Lot 23 AR Zone

Ray Janson's property on Route 202/4 has by current maps been deemed to be located in a split zone. In fact at some point in time it appeared that the zone line split the building. After much research and discussion with the town attorney the lot is and always has been in the AR Zone. The board needs to determine the number of uses available when zoning went into effect and that number would remain with the property as long as the current zoning lines remain.

Judi Carll moved and Roland Denby seconded a motion that in review of 1970 tax maps showing zone lines at rear property line of lots 15 through 19 of tax map #5, it shows that lot #53 and #53A are entirely in the AR Zone and not split as depicted on current tax maps, advise the tax assessor of the need to correct tax maps. Vote was 4-0 in favor.

Cindy Allen moved and Judi Carll seconded a motion that since research determined that six uses were present in March of 1977 that six uses will be grandfathered for the entire lot in perpetuity. Vote was 4-0 in favor.

Roland Denby recommended that Mr. Janson be forwarded a copy of the Planning Board minutes.

8:30 pm The Milk Room Map 19 Lot 24 Village Zone

The Pelletier's have a lease with an option to buy agreement with Mr. Owen they are requesting permission to install underground gasoline storage tanks for the sale of gasoline. This proposal was made by Mr. Owen and a legal case was won by the Town. Documents on file.

Dwayne Morin informed the Board members and Mr. Pelletier that after review of the judgement from the State Superior Court the Town went to quite an expense to defend the Zoning Ordinance. The case was fought and won as noted in a June 14, 1988 letter from the Town's attorney on Section 2.08 of the Waterboro Zoning Ordinance. Therefore, the Planning Board would not have the authority to override that decision. The area has changed with the addition of lights and the parking area at the Milk Room installed as previously requested by the Board. The case was not denied for these particular reasons. Cindy Allen moved and Judi Carll seconded a motion to refund Mr. Pelletier's \$25.00. Vote was 4-0-0 in favor. Sharon returned Mr. Pelletier's check since it had not been processed.

In order for this proposal to be reviewed the Zoning Ordinance would have to be changed. Mr. Pelletier requested a copy of the court decision and the necessary process in order to request an amendment to the Zoning Ordinance.

VI NEW BUSINESS:

Judi Carll moved and Cindy Allen seconded a motion to maintain the same officers as are currently installed, John Roberts Chairman, Roland Denby Vice Chairman, Dwayne Woodsome Secretary/Treasurer by vote of acclamation. Vote was 3-0-2 in favor. Motion passes.

Possibly a letter to be sent to the Waterboro Historical Society for potential names of people, sites etc. for use by land developers for new subdivisions. Trees and animals have been extensively used.

VII OLD BUSINESS:

Lance Roy Map 44 Lot A-529 Zone R

Mr. Roy used the Waterboro Tax Map for use when presenting his proposed plot plan. He now finds that the dimensions were incorrectly depicted and he cannot meet the setbacks granted at the last meeting by the Board. After discussion Roland Denby moved and Judi Carll seconded a motion to allow Mr. Roy to use a 32 ft. setback from Victoria Land and all other setbacks as previously approved remain the same. Vote was 4-0-0 in favor.

Blear Park II

Dwayne has reviewed the subdivision by the checklist and finds a few items that need to be addressed prior to the Board granting Final Approval. Also Mr. Leighton and his engineer has scheduled a meeting for next week to go over those issues.

1. Fire Pond - A pond is noted but no dry hydrant is called for. Les would have no problem installing one.
2. School Bus Stop - This had been discussed but is not depicted on the plan.
3. Mail Delivery - Needs to be depicted on the plan.
4. A letter from the surveyor will need to be placed on file showing that the pins noted on the subdivision plan have been set. Monumentation should be required for the individual sites to insure that the setbacks as noted on the plan have been met in the field.
5. Park Regulation - A copy of regulations will need to be placed on file.
6. Notes - Diminimus Change Note will need to be added.
7. Issuing of Building Permits - The phases intended for the park development must be documented prior to any Building Permits being issued.

Roland Denby moved and Cindy Allen seconded a motion to hold Final Plan Approval until suggested changes are made and resubmitted. Vote was 4-0-0 in favor.

Dot Gerry

The information supplied by Mr. John Large appears to be incorrect. Please note the letter filed under communication. Dwayne Woodsome moved and Cindy Allen seconded a motion to notify Karen Lovell to draft a letter to Mrs. Gerry that the State has notified the office that the septic system needs to be upgraded. Vote was 4-0-0 in favor.

It was moved and seconded to adjourn at 10:00 pm

Respectively submitted,

Dwayne Woodsome
Secretary/Treasurer

John O
Dwayne Woodsome
Robert E. Dwyer
Guthrie Allen