WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. January 11, 1984

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond, Don Holden, Kathy Moody in attendance. Russell Keith, Chairman.
- II The minutes of the previous meeting of December 14, 1983 were read and unanimously approved.
- III Appointments:

- 1. 8:00 p.m. Alan Plante-permit extension
- 2. 8:15 p.m. Glenn Dyer-information on gravel pit
- 3. 8:45 p.m. Renald Ruel-CANCELLED
- 4. 9:00 p.m. YCHDC-Bill Chipman & Philip Huot-elderly housing

IV Communications:

- 1. Letter from MMA regarding training sessions.
- 2. Letter from Dept. of Business-Manufactured Housing Board
- 3. Letter from CEO to Mr. Pyle-regarding subsurface disposal system
- 4. Letter from SRCC-Public Hearing-Patrick & Francis Maisto
- 5. Letter from Selectmen to State of Maine Dept. of Labor
- 6. Letter from FEMA to Selectmen
- 7. Catalog from FEMA

8. Letter from Selectmen to Committee Chairpersons regarding report of activities of 1983.

9. Letter from Bob Fay to YCHDC

V Reports of Committees:

There were no reports at this meeting.

VI New Business:

1. Alan Plante: Property located on Map 4, Lot 28-F, Zoned AR. Mr. Plante would like to have an extension on his permit to live in his trailer. He told the Board that his electric is in, and that his dug well is in. Mr. Plante also told the Board that he has not been able to finish his house because he was in the hospital for the summer. The Code Enforcement Officer will inspect his septic tomorrow, and Mr. Plante has asked the Code Enforcement Officer for an occupancy permit. Roland Denby made the motion to grant two (2) 30-day permits conditioned if the occupancy permit is issued that the condition approval is lifted beginning with the expiration of the last permit. Frank Griggs seconded. Unanimously approved. Before the meeting with Mr. Plante, Van Foglio told the Board that he had sent Mr. Plante notice of violation. He also stated that Mr. Plante had talked to the Selectmen and that he was told to come to the Planning Board meeting and that nothing would happen to him as long as he showed for the meeting. Mr. Plante told Mr. Foglio that Les Leighton would not finish digging the trench because the ground was frozen. He approached Mr. Bean upon the suggestion of Mr. Foglio and that Mr. Bean also turned him down.

WATERBORO, MAINE

Regular Meeting of the Planning Board Meeting called to order at 7:55 p.m. February 8, 1984

I <u>Rollcall</u>: Frank Griggs, Mike Hammond, Kathy Moody in attendance. Russell Keith, Chairman.

II Appointments:

- 1. 8:00 p.m. Raymond Dolbec-possible illegal subdivision
- 2. 8:30 p.m. Dwayne Phillips-permit to build a garage
- 3. Stephen Noel-Conditional Use Permit-saw sharpening business

III Communications:

- 1. Council Meeting Minutes of January 17, 1984.
- 2. Letter from Planning Board to Alan Plante.
- 3. Letter from Code Enforcement Officer to Clint's Marine.
- 4. Letter of resignation from Bob Goodwin to Planning Board.
- 5. Notice of Intent to File SRCC-Shea.
- 6. Letter from FEMA regarding Flood Insurance.
- 7. Letter regarding Manufactured Housing.

IV Reports of Committees.

There were no reports at this meeting.

V New Business:

1. Raymond Dolbec: Dick Menthon, engineer and surveyor accompanied Mr. Dolbec to this meeting. A lengthy discussion was held with Mr. Dolbec regarding a possible illegal subdivision. Russ Keith stated that the plan brought in originally was voided because of transfer and there has been a few transfers on these lots. Mr. Dolbec stated that he submitted a plan at that meeting as a sketch plan. He said that he had bought a sixty (60) acre lot, sold one (1) lot and sold his wife forty-one (41) acres and his wife is now proposing this subdivision. The original deed is in Mr. Dolbec's name. Russ Keith asked if it was sixty (60) acres total. Mr. Keith asked if he sold fifteen (15) acres to a gentlemen in New York before he sold it to his wife. The conveyance from Johnson to Dolbec constitutes a lot. Russ Keith asked Mr. Dolbec why he transferred the front lots to his wife. He said that there must have been some advantage. Mr. Dolbec asked if the forty-one (41) acres that he sold to his wife constituted a lot. Mr. Keith said that it did. Mr. Menthon said that selling forty (40) acres did not constitute a lot. Mr. Menthon asked if Mr. Dolbec had to add Lots 5 & 7. Mr. Keith said that they should be in there as he has increased the size. Mr. Keith said that he thought that Mr. Dolbec had an illegal subdivision right now. Mr. Dolbec asked if it would be easier to add in the twenty-seven (27) acre lot. (Lot #7.) Kathy Moody said that he should bring in the package with these lots indicated sold. She also asked if he was coming in with a six (6) lot subdivision. Mike Hammond asked why Mr. Dolbec didn't come in with the whole thing. Russ Keith asked if Mr. Dolbec had begun any other projects with regard to a gravel pit with regard to this plan. Mr. Dolbec said that there was a gravel pit there. Russ Keith said that this process should be started over. The Planning Board has checked the road distances. Mr. Dolbec stated that he would

WATERBORO, MAINE

Regular Meeting of the Planning Board Meeting called to order at 7:50 p.m. March 14, 1984

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond, Kathy Moody in attendance. Russell Keith, Chairman.
- II The minutes of the previous meeting of February 8, 1984 were read and unanimously approved.
- III Appointments:
 - 1. 8:00 p.m. Raymond Dolbec
 - 2. 8:30 p.m. Renald Ruel
 - 3. 9:00 p.m. Doug Welch
 - 4. 9:30 p.m. Don Graves
 - 5. 10:15 p.m. Jack Daley
 - 6. Clint's Marine-Stu Gannett-DID NOT SHOW

IV <u>Communications</u>:

1. Consent form from Laurette Grant & Report from DEP regarding gravel pit.

- 2. Notice from Selectmen-Oath of B.L, P.L, C.E.O
- 3. Notice from Town Clerk regarding Pearl Street Extension.
- 4. Advertising from American Planning Assn.
- V Reports of Committees.

There were no reports at this meeting.

VI New Business:

1. Raymond Dolbec: Mr. Dolbec submitted a sketch plan for the Planning Boards approval. This sketch plan includes 45 acres excluding the 15 acres purchased by the Dyers on October 25, 1983. Mr. & Mrs. Glen Dyer also attended this meeting. Mr. Dolbec told the Board that the Dyers bought this piece of property in good faith to build a house on and does not plan on developing in the rear. Mr. Dolbec asked the Board to approve this one (1) lot so that the Dyers can have power put into this property. Mr. Dolbec said that he would accept temporary permission so that the Dyers can start building. Mr. Dolbec also stated that the Dyers do not plan to subdivide. The Board decided to ask the Town Attorney if this was possible. The Board told the Dyers that they would let them know the Town Attorneys opinion on this matter. Mr. Dolbec brought the deed that was requested from him sometime ago. He also had soils information. Mr. Dolbec asked the Board if the contours could be taken off the topographical map. The Board also discussed with Mr. Dolbec what they wanted in the preliminary plan: 1. To locate the driveways for Lot #1. Lots #4 & #5 will share an entrance. 2. 50' minimum from centerline to road greenbelt. 3. Two (2) soils test on every lot. 4. 10' contours. 5. Notify abuttors within 7 days of approval of preliminary plan. Mr. Dolbec told the Board that they could check the credibility of Richard Menthon with the State. Russell Keith asked Mr. Dolbec if he was only selling lots and not building houses. Mr. Dolbec said that that was right. Mr. Dolbec made an appointment with the Board for their April 11, 1984 meeting at 8:30 p.m.

2. <u>Renald Ruel</u>: Property located on Map 35, Lot 14A, Zoned AR. Grandfathered lot.Mr. Ruel is requesting to jack up his cottage and move it back 20' and replace the foundation. Mr. Ruel has been before the Selectmen because he has stripped his lot. Mr. Ruel has agreed to replant. Mr. Ruel also asked to replace his shed. Moving the cottage back 20' would put Mr. Ruel's cottage 20' from his back lot line. He is not moving the sewerage, he will reconnect. Van Foglio said that Mr. Ruel has a pumping system from his septic tank to his seepage bed. Frank Griggs made the motion to approve Mr. Ruel's application to include the replacement of the existing shed with one similar in size. Roland Denby seconded. Unanimously approved.

3. <u>Doug Welch</u>: Property located on Map 3, Lot 61, Zoned Forest & Agriculture. Mr. Welch requests to put a trailer on an existing foundation 20' x 20' and lengthen it. Five acres have been given to Mr. Welch by his parents. Kathy Moody stated that the Board would require proof of ownership or intention to buy. She stated that the Board has a note from his parents that Mr. Welch has permission to build a house on the property. The Board told Mr. Welch that his parents will have to come in to the Board with a deed or a lease agreement from his parents. Mr. Welch has an appointment with the Board at 8:45 p.m. at their April 11, 1984 meeting.

4. <u>Don Graves</u>: Property located on Map 28, Lot 33, Zoned AR. Mr. Graves would like to put a trailer on this property. There is presently a cottage (on the back corner of the lot) and a small house (on Route #5) on this property already. He has enough land for 3 house lots. Russ Keith suggested to Mr. Graves that he split his lot into 3 house lots. Mr. Keith also told Mr. Graves that he should go before the Zoning Board of Appeals. Frank Griggs made the motion that the Board go to Roger Elliott on this matter of having more than one (1) single-family residences without having separate lot line with sufficient property. Roland Denby told Mr. Graves that this is completely out of the Board's hands. Frank Griggs made the motion the current AR Zoning, this permit be denied under Section 3.03 of the Zoning Ordinance because there is not enough land on this property. Kathy Moody seconded. Unanimously approved.

5. <u>Jack Daley</u>: Property located on Map 5, Lot 14, Zoned Ar. Grandfathered lot. Mr. Daley would like to build a 22' x 22' addition to his garage for a home occupation. This would be attached to the existing structure. Mike Hammond made the motion that the Board grant this under Section 2.08 of the Zoning. Kathy Moody seconded. Unanimously approved.

6. <u>Dana Woodsome</u>: This is a resubmittal. Mr. Woodsome had asked for a variance for a garage in June 1983. He has been before the Zoning Board of Appeals and this has been approved. Mr. Woodsome has been approved by FHA for a house, and FHA will not accept the variance. Mr. Woodsome is now requesting a 42' setback from the road for the entire house. Frank

Griggs made the motion that Mr. Woodsome go before the Zoning Board of Appeals. Roland Denby seconded. Unanimously approved.

7. <u>Norma Hamilton</u>: Property located on Map 19, Lot 25, Zoned V. Mike Hammond stated for the record that he will abstain from all comments and voting on this matter. The arcade that is presently at this location will be closing on the 18th of this month. She would like to start a consignment business to be run from April to September with parking in the rear. The hours would be 8:00 a.m. to 4:00 p.m. on Saturdays and Sundays. Ms. Hamilton would also like to place tables outside on the sidewalk. The Board discussed the problems with parking. Frank Griggs made the motion to approve this as a retail shop under Section 3.04.02 in the Zoning Ordinance with parking in the rear with the stipulation that there should be no tables outside because of the parking and traffic hazards that would be created at a fairly dangerous intersection. Roland Denby seconded. 4 approved, 1 abstained.

8. <u>Clint's Marine</u>: Property located on Map 25, Lots 7 & 8. This request is for a Conditional Use Permit to make a new business for silkscreening wind deflectors for large trailers. The Board discussed the new Hazardous Waste Ordinance that has become effective. The Board wants Mr. Gannett to attend the next Planning Board meeting with a list of chemicals and the amounts to be used per month of these chemicals. The Board may want the Selectmen to hire some expertise to help them on this matter. The Board would also like to hold an on-site inspection to be attended by the Planning Board, the Selectmen, and a representative of the Fire Department. Roland Denby made the motion to send Mr. Gannett a copy of the Hazardous Waste Ordinance to make him aware of this and that he comply with it by supplying the necessary information to the Planning Board and request him to attend the next Planning Board meeting. Frank Griggs seconded. Unanimously approved.

9. Consent from from Laurette Grant and reports from DEP concerning the gravel pit. The Board acknowledges receipt of this and has filed this.

10. Notice from Selectmen regarding the Code Enforcement Officer, Building Inspector and Plumbing Inspector. The Board acknowledges receipt of this.

11. Notice from Town Clerk regarding the Pearl Street Extension. The Board acknowledges receipt of this and has filed it.

12. Advertising from American Planning Assn. The Board acknowledges receipt of this.

Adjournment.

The meeting adjourned at 11:16 p.m.

Respectfully submitted, amma

Michael L. Hammond Secretary/Treasurer

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TOWN OF WATERBORO PLANNING BOARD WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. April 11, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond, Kathy Moody, Mel Day, Charlot Lake, Mary Elizabeth Smith in attendance.
- II The minutes of the previous meeting of March 14, 1984 were read and unanimously approved.
- III Appointments:
 - 1. 8:30 p.m. Raymond Dolbec-subdivision
 - 2. 8:45 p.m. Doug Welch
 - 3. 9:00 p.m. Stu Gannett
 - 4. 9:30 p.m. Harvey Larochelle
 - 5. 9:45 p.m. Carl Sellers
 - 6. 10:00 p.m. Dana Blackburn

IV Communications:

- 1. Memo from Selectmen regarding new appointments to the Planning Board.
- 2. Letter from CEO to Kenneth Childs.
- 3. Memo from Selectmen regarding the Sewards.
- 4. SRCC-Notice of Intent to File-Raymond Harmon.
- 5. SRCC-Notice of Intent to File-Richard & Elizabeth Copeland.
- 6. SRCC-Notice of Intent to File-Theodore Pitas, Jr.
- 7. List of 1984 Officers and Officials of Town of Waterboro.

V Reports of Committees.

There were no reports as this meeting.

VI New Business:

1. The Board discussed going back to two (2) regular meetings a month. Roland Denby made the motion to go to two (2) meetings a month. Mike Hammond seconded. Unanimously approved.

2. The Planning Board held election of officers after the meeting was called to order. Kathy Moody nominated Mike Hammond for Secretary/Treasurer. Frank Griggs seconded. Unanimously approved. Mike Hammond nominated Roland Denby by Vice Chairman. Frank Griggs seconded. Unanimously approved. Mike Hammond nominated Kathy Moody for Chairman. Frank Griggs seconded. Unanimously approved.

3. <u>Raymond Dolbec</u>: The Board held a discussion before Mr. Dolbec arrived at the meeting, and brought the new members up-to-date on this subdivision. Roland Denby asked whether it was a legal subdivision or not. Kathy Moody said that Mr. Dolbec had called since the last meeting and requested that he be able to use a different scale for his plot plan that is not in the book. Kathy Moody told Mr. Dolbec that she could not authorize that. She talked with Roland Denby and he said that this had been allowed in the past. Mike Hammond asked about approving the one (1) lot for the Dyers. The Board decided to wait until Roger Elliott answered the Board's letter regarding this before making a decision. Mr. Dolbec and Mrs. Dyer joined the meeting at this point. Mr. Dolbec presented his preliminary plans for the Board's approval. Mr. Dolbec also wanted to negate the common drive for Lots #4 & #5. The Board told Mr. Dolbec that they would discuss the common drive between these lots at the next meeting. Kathy Moody brought up the question of visibility, and Mr. Dolbec stated there would not be a problem with visibility. Kathy Moody said with the construction of the road the Board should stand to their first decision. Charlot Lake questioned about Mr. Dolbec having a cul-de-sac. Kathy Moody stated that Mr. Dolbec did not own that the Dyer's did. The Board accepted the preliminary plans presented by Mr. Dolbec. The Board also told Mr. Dolbec that he needed to to notify the land abuttors within 200 feet within seven (7) days of his intent. The Board also told Mr. Dolbec was also told that the Board needed copies of his letter and registered mail receipts. Mr. Dolbec was also told that the Board if they wanted a copy of the soils investigation, and the Board said yes, and he went over this with the Board.

4. <u>Doug Welch</u>: Property located on Map 3, Lot 61, Zoned F & A. Grandfathered lot. Mr. Welch's parents came to the meeting with Mr. Welch. Mr. Welch's parent's will request the necessary permit. Roland Denby made the motion to accept this under Section 2.08 of the Zoning Ordinance. Mel Day seconded. Unanimously approved.

5. Stu Gannett: Mr. Gannett was asked by the Board what was being done at the Clint's Marine property. Mr. Gannett told the Board that they have taken the motorcycles out of the first warehouse, and we have a business that makes wind deflectors for tractor trailers. Mr. Gannett went on to explain that they have to apply a "stop-off" to these and cut into this the pattern that we want and spray paint it. Mr. Gannett said that the cleaning operation is similar to Southern Maine Finishing Corporation's metal parts. Kathy Moody asked Mr. Gannett if he had a list of materials used. Mr. Gannett told the Board that he could furnish them with one. He said they were mostly solvents and paints. Van Foglio mentioned the new Hazardous Waste Ordinance. Mike Hammond stated this was a Conditional Use in the Village Zone under Section 3.04.03 Item #10. Mike Hammond asked Mr. Gannett what the square footage was. Mr. Gannett said the building was 50' x 100'. Kathy Moody asked if there were any other question on this application. Van Foqlio asked if there were chemicals stored there from the other plant. Mr. Gannett said no. Mike Hammond said that this was a legal activity depending upon what the Board finds out at the meeting with the attorney regarding the new Hazardous Waste Ordinance. Mr. Gannett asked the Board what the Board wanted to have. He said that they have paint thinners like what you would find at a body shop, epoxy, fast acting thinner MEK. Mr. Gannett said that on storing that these are what he would classify as a hazardous material as they are flammable. He stated that they have a 55 gallon barrel with thinner in it that we have used to wash out our paint pot. They also have fiber filters that take the paint out of the air before it is exhausted. Roland Denby asked for a list of what they do have there and the quantity. He stated that the Board would also like to know what the disposal procedures are and we will bring them with them to the meeting with the attorney. Roland Denby made the motion that the Board approve this under Section 3.04.03, Item #10 of the Zoning Ordinance subject to the requirements of the recently passed Hazardous Waste Ordinance. Frank Griggs seconded. Unanimously approved.

6. <u>Harvey Larochelle</u>: Property located on Map 32, Lot 21, Zoned AR. Grandfathered lot. Mr. Larochelle has a cottage and wants to raise it up and put a foundation under it and replace the underpinning. This cottage is 10' from the lot line. Mr. Larochelle told the Board that he does not plan to install insulation or use this for a year round home. Frank Griggs made the motion to approve this under Section 2.08, paragraph 2, of the Zoning Ordinance. Mel Day seconded. Unanimously approved.

7. <u>Carl Sellers:</u> Property located on Map 36, Lot 29, Zoned AR. Grandfathered lot. This property is owned by Donald Barker. Mr. Barker would like to construct a second floor on an existing structure. He would also like to build an 8' x 12' pressure treated deck and a 4' catwalk. This would not entail an expansion of the first floor. This structure has a seven (7) foot exposed foundation. Kathy Moody suggested that the Board hold an on-site inspection. Frank Griggs made the motion that someone from the Board make an on-site inspection on this. Roland Denby seconded. Unanimously approved. The Board set the date of Monday, April 16, 1984 for the on-site inspection. Mike Hammond will let Mr. Sellers know of this date so that he may attend.

8. Dana Blackburn: Property located on Map 7, Lot 52. Zoned AR. Mr. Blackburn had a rough draft proposal for a mobilehome park. He owns 50 acres of land, and he would like to have this as an adult community. Gordon Littlefield asked Mr. Blackburn how many units he wanted. Mr. Blackburn said 75. The Board told Mr. Blackburn that in the AR Zone he would be required to have 80,000 square feet per unit. Mr. Blackburn asked the Board if they would call this a subdivision or a mobilehome park. Roland Denby turned to page 36 second paragraph of the Zoning Ordinance. Gordon Littlefield said that Section 3.06.03, #11 strengthened this. Mr. Littlefield also said that Title 10 says that you have to have direct access to a state aid highway. Roland Denby told Mr. Blackburn that the Board would have to look at the Town Ordinance on mobilehomes. Mr. Blackburn wanted to know the general feeling. He said that he could shorten the number of units. He also stated that he thought this would fall under subdivisions and that they did not require as big a lot. Gordon Littlefield said that he would have to deduct access roads, sewage etc. Mr. Denby told Mr. Blackburn that there is a process that must be gone through. Mr. Denby also told Mr. Blackburn of the new road standards of the Town. Mr. Blackburn told the Board that the Zoning requires 75' frontage and his plans call for 100' frontage. Mr. Denby told Mr. Blackburn that the Town's rules may be more strict than State rules. He said that if one of these mobilehome parks is in the Conservation Zone, it would require ten (10) acres per unit. Mr. Denby also said that anything this size the Board would have to take into consideration the traffic, and that the Board would have to hold a Public Hearing on this. Roland Denby asked Mr. Blackburn his plans of water. Mr. Blackburn stated that he would have a couple of artesian wells. Gordon Littlefield asked about lighting. Roland Denby stated that the Board feels that Mr. Blackburn would have to have 80,000 square feet per unit. Mr. Blackburn said that it would be out of the question. He said that it would not be feasible. Mr. Denby also told Mr. Blackburn that these would have to be put on a foundation. Mr. Denby also suggested that Mr. Blackburn talk to an attorney. Mr. Blackburn asked the Board about winterizing campers in a campground, or would this also fall under a subdivision. Mike Hammond said that they would have to be more than 400 square feet. Roland Denby asked if this would come under needing special conversion permits. Gordon Littlefield asked if Mr. Blackburn winterized the campers, didn't they become a permanent resident. Mr. Blackburn stated that this had nothing to do with what he was asking. Mr. Blackburn stated that he has had people asking if they could stay 2 or 3 weeks in the wintertime, but he can't because of the water line. Roland Denby said that a 2 to 3 week period of time did not make this become yearround the way he read it. Mr. Denby suggested that Mr. Blackburn contact an attorney. Mr. Blackburn withdrew his proposal for a mobilehome park.

9. <u>Mike Norton</u>: Property located on Map 44, Lot 2265. Van Foglio informed the Board that on the tax maps, it shows Mr. Norton's property as being 115' wide and 300+' deep. Mr. Norton came back to Mr. Foglio and told him that his property is only 100' wide which means that this property is 2' short on each side to meet the sideline requirements. Mr. Foglio wants the Board to be aware of this discrepancy in the tax maps. Mike Hammond made the motion to approve this under Section 2.08 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved.

VII Communications:

1. The memo from the Selectmen regarding the new appointments was read to the Board by Roland Denby.

2. Letter from Code Enforcement Officer to Kenneth Childs. The Board acknowleges receipt of this letter.

3. Memo from Selectmen regarding the Seward's. They are requesting any information regarding Crabtree Acres subdivision and information regarding the maintenance of the Bagley Road (Clapper Road). The Board will take care of this.

4. Notice of Intent to File-SRCC-Raymond Harmon. The Board acknowledges receipt of this.

5. Notice of Intent to File-SRCC-Richard & Elizabeth Copeland. The Board acknowledges receipt of this.

6. Notice of Intent to File-SRCC-Theodore Pitas, Jr. The Board acknowledges receipt of this.

7. List of 1984 Officers and Officials of the Town of Waterboro. The Board acknowledges receipt of this.

VIII Adjournment.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

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WATERBORO, MAINE

CORRECTED COPY

Regular Meeting of the Planning Board Meeting called to order at 7:30 p.m. April 26, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond in attendance. Kathy Moody Chairman.
- II The minutes of the previous meeting of April 11, 1984 were read and Roland Denby requested that changes be made. Corrected copies will be made and sent out.
- III Appointments:
 - 1. 8:00 p.m. Jim & Dianne Seward
 - 2. 8:30 p.m. Raymond Dolbec DID NOT SHOW
 - 3. 9:15 p.m. Oliva & Deanna Perreault
 - 4. 9:30 p.m. Theodore Pitas, Jr.

IV Communications

- 1. Letter from SMRPC regarding Annual Workshop.
- 2. Letter from Paul Gendron regarding proposed Dolbec subdivision.
- 3. Notice of Decision-ZBOA-Raymond Johnson.
- 4. Notice of Decision-ZBOA-Dwayne Phillips
- 5. Notice of Decision-ZBOA-Dana Woodsome
- 6. Notice of Decision-ZBOA-Donald Graves
- 7. Letter from Selectmen regarding Hazardous Waste Ordinance.

8. Letter from Roger Elliott in response to PB letter of March 16, 1984 regarding Dolbec subdivision.

- 9. Letter from ME Assn. Conservation Commission.
- 10. Copy of letter from Patricia Dolbec sent to abuttors.
- 11. Notice of Public Hearing-SRCC.

V Reports of Committees.

There were no reports as this meeting.

VI New Business:

1. Jim & Dianne Seward: Katie Smith also joined the meeting.Kathy Moody brought the PB members up-to-date on the road. Crab Trees Acres subdivision was approved by the PB in 1979 with the condition that nothing but seasonal dwellings be built within five (5) years. This condition led the Seward's to believe that the Town would do something about this at a later time. The Seward's have copies of all the papers concerning this subdivision when this was done. They have letters from two (2) attorneys saying that unless this road is discontinued by name that it cannot be discontinued. Roland Denby stated that there are three (3) categories of roads: town way, private way, and private road. Roland Denby also stated that it is very hard to decide what is what. Mr. Seward said that they are not asking for a highway. He also said that they are prepared to take some of the responsibility for the road and Katie Smith said that she was also. Mike Hammond also stated that as of January 1, 1985 they could build a full yearround dwelling. Kathy Moody said no, that this was approved on April 26, 1979. Mrs. Seward said that the people who own the first lot have permission

to have a yearround home. Mr. Seward said that there was nothing that the Board can do about the road. Roland Denby asked if they wanted the right to build. Mr. Seward said that they had to have permission to build from the Board. Mr. Seward said that they are requesting to build a yearround dwelling instead of a seasonal dwelling. Frank Griggs stated that it is not out of the ordinary to have notations put on and quidelines put on that are agreed to. Mr. Griggs also said that he didn't understand why the year 1984 was put on. Mike Hammond said that after 1984 that they don't need Planning Board approval. Mr. Seward also asked the Board for permission to cut on the side of the road to make a road. He said that the road is all grown in, and before we can cut we must have permission to cut. Mike Hammond said that the road itself can be cut. Mr. Seward told the Board that the road as it stands right now is just about wide enough to drive through. Mike Hammond asked if there were two (2) stone walls. Mr. Seward said that there were. Mr. Seward also said that Glen Bean has had someone in cutting already. Roland Denby said that the road varies according to the map. Mr. Seward said that as you go through the road it turns to nothing. Mr. Denby also wondered why this restriction on seasonal dwellings was put on. Mr. Seward said that because during the winter you could get out on a snowmobile but during the summer you could drive out. Kathy Moody said that she didn't know what the Board's authority was. Kathy Moody said that five (5) years from April 26, 1979 would be tonight. Roland Denby asked if there are any restrictions on giving a permit in relation to access. The Board members did not know of one. Roland Denby asked if that was a Town road. Kathy Moody said that she has not been able to locate anything to say that it is not a Town road. Roland Denby said that the Planning Board approved these roads so we must assume that this road met the minimum safety regulations. Mr. Seward that even before they can start building that something was going to have to be done about the road because you can't even get in there. He said that a culvert would have to be put in. Kathy Moody asked the Board if they thought they should talk to another Board in Town about this. Mr. Seward said that they have talked to the Selectmen and they left it up to the Planning Board. Mr. Seward also said that they are going to have to get together with Glen Bean about the road, and that they would put the culvert in. Roland Denby said that we are talking about 1000 feet of road. Mike Hammond said that according to the minutes that after five (5) years they don't even have to come to the Planning Board. Kathy Moody said that the covenant supersedes this. Frank Griggs said that he didn't know how the Board could make a determination on this. Mr. Seward said that they weren't here to build a road; they were here for permission to obtain a Building Permit. Roland Denby said that with "after the year 1984", it still left the approval up to the Planning Board. Mr. Denby didn't see any objection to the Planning Board approving the Permit, but he wanted to make sure that the Board is not making any commitment on the road. Mike Hammond stated that the Board has already allowed a yearround dwelling in this subdivision. Roland Denby made the motion that the Planning Board approve a Building Permit to allow yearround dwellings on Lot #2 & #3 of the Crab Tree Acres. Frank Griggs seconded. Unanimously approved. Mr. Seward asked about cutting trees. Mr. Denby told him he could limb and clean out the weeds.

2. <u>Steve Brunette:</u> representing C & S Development Corporation. The C & S Development Corporation is proposing a three (3) lot subdivision on Route #202. Zoned AR. Mr. Brunette presented the Board with a sketch plan from Middle Branch Engineering. Roland Denby asked Mr. Brunette about the proposed driveways on Route #202. Mike Hammond said that they must obtain state permission for that. Mr. Brunette said that they have the necessary applications and that the State will tell them what size culverts must be put in. Mr. Denby asked Mr. Brunette what they planned to build, and Mr. Brunette said that plan to build homes. Mr. Denby asked if the Old Route #202 was still blacktopped. Van Foglio said that it is all stove up. Mr. Denby asked if they

had copies of the Zoning Regulations. Mr. Brunette said yes. Roland Denby said that the copy of the sketch plan met the requirements as far as he was concerned. Kathy Moody agreed. Kathy Moody asked what type of houses they planned to build. Mr. Brunette said that they hoped to build stick houses with a minimum of \$50,000. price range. Roland Denby pointed out that if there are any historical markers that they are to be preserved. Mr. Denby also stated that the Board wanted to make sure that the lots are not stripped. Mr. Brunette said definitely not. Mike Hammond made the motion to accept the sketch plan as presented. Roland Denby seconded. Unanimously approved. The Board set up an appointment for an on-site inspection for Monday, April 30, 1984 at 2:30 p.m. The members of the Planning Board who attended the on-site inspection were Roland Denby, Frank Griggs and Mike Hammond.

3. Oliva & Deanna Perreault: Property located on Map 37, Lot 3, Zoned AR. Grandfathered lot. The Perreaults are requesting a Conditional Use Permit for an auto body shop. Kathy Moody said that according to the minutes that there are four (4) lots in this subdivision that the restrictions of "no businesses or trailers" were not put on. Mrs. Perreault said that the lawyer they contacted said that there is nothing in their deed that states these restrictions. Roland Denby said that according to the law the Board does not enforce the deed restrictions. The question is if the Planning Board put on these restrictions or were they in the deed. Roland Denby also said that the Board went through all of their records and tried to find an answer to this question, and we never found the answer. Mr. Denby said that Mr. Eon put these on his map, and Mr. Denby did not know if the Planning Board has incorporated these deed restrictions. Kathy Moody said that the cutting restriction was put on by the Planning Board. (Kathy Moody read this from past minutes.) Kathy Moody asked the Board if they were going to take any kind of position on this. Roland Denby said that these people were here two (2) years ago and they are essentially waiting for an answer. Mike Hammond asked what kind of hours Mr. Perreault wanted. Mr. Perreault said 8:00 a.m. to 5:00 p.m., and half-days on Saturdays, and that anything after that would be his own. Kathy Moody said that the only thing that she can find the Planning Board had dictation on was the cutting, and that she is of the opinion that the Planning Board did not restrict the businesses. Van Foglio made the suggestion that the Planning Board grant Mr. Perreault a permit to build a garage and then when Mr. Perreault wants to start his business to have him come back. In the interim the Planning Board will research the files. Mike Hammond made the motion that the Board approve the Building Permit for a 30' x 30' garage. Frank Griggs seconded. Unanimously approved.

4. <u>Theodore Pitas, Jr.</u>: Property located on Map 45, Lots #1392, 1393, 1394, Zoned Residential. Mr. Pitas has gone through SRCC, and they have approved everything, but they require Mr. Pitas to have a five (5) foot sideline change. SRCC gave Mr. Pitas a map stating that only the shaded portions of the map are buildable. Roland Denby made the motion that the Planning Board approve the five (5) foot sideline change. Frank Griggs seconded. Unanimously approved.

5. <u>Roger Chick:</u> Property located on Map 17, Lot 10, Zoned F & A. Mr. Chick would like to renovate the house and put a foundation under it. Mr. Chick has been to SRCC and they told him that he can't enlarge the house, the only thing he can do is put two (2) bedrooms upstairs and replace the foundation. Roland Denby made the motion to approve this under Section 2.08 of the Zoning Ordinance. Mike Hammond seconded. Unanimously approved.

6. The Planning Board was asked to attend a meeting on the Hazardous Waste Ordinance with the Selectmen and Paul McElhinney. Those in attendance were Kathy Moody, Roland Denby, Mary Elizabeth Smith and Mike Hammond from the Planning Board, and Dennis Abbott for the Selectmen..

VII Communications:

1. Letter from SMRPC regarding the Annual Workshop for Planning Boards. This was discussed and several members plan to attend.

2. Letter from Paul Gendron regarding the proposed Dolbec subdivision stating that he was not in favor of the proposed subdivision. The Board will send Mr. Gendron a letter requesting his specific reasons for objecting to the subdivision.

3. Notice of Decision-ZBOA-Raymond Johnson. The Board acknowledges receipt of this..

4. Notice of Decision-ZBOA-Dwayne Phillips. The Board acknowledges receipt of this.

5. Notice of Decision-ZBOA-Dana Woodsome. The Board acknowledges receipt of this.

6. Notice of Decision-ZBOA-Donald Graves. The Board acknowledges receipt of this.

7. Letter from Selectmen asking the Board to send a copy of the Hazardous Waste Ordinance to every business in Town. The Board will write a letter to the Selectmen asking for the names of all the businesses in order to do this.

8. Letter from Roger Elliott regarding the Dolbec subdivision stating that he believed the Dyer's would have to follow the Town's Subdivision Regulations. The Board will send a letter to Mr. Elliott asking him to explain this to the Board.

9. Letter from Maine Association of Conservation Commissions. The Board acknowledges receipt of this.

10. Copy of letter from Patricia Dolbec to abuttors regarding her proposed subdivision.

11. Notice of Public Hearing-SRCC. The Board acknowledges receipt of this.

VII Adjournment.

The meeting adjourned at 11:05 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

CORRECTED COPY

Regular Meeting of the Planning Board Meeting called to order at 7:55 p.m. May 9, 1984

- I <u>Rollcall:</u> Frank Griggs, Mike Hammond, Mary Elizabeth Smith in attendance. Roland Denby, Vice Chairman conducted the meeting. Roland Denby designated Mary Elizabeth Smith to vote.
- II The minutes of the previous meeting of April 26, 1984 were read and Roland Denby requested that a change be made. Corrected copies will be made and sent out.
- III Appointments:
 - 1. 8:00 p.m. Debbie Dyer
 - 2. 8:15 p.m. Paul Gendron
 - 3. 8:30 p.m. Raymond Dolbec
 - 4. 8:45 p.m. Carl Sellers
 - 5. 9:00 p.m. Terrance Hackett

IV Communications

- 1. Brochure from American Planning Association.
- 2. Original deed from Harmony Homes to Oliva & Deanna Perreault.

V Reports of Committees.

There were no reports at this meeting.

VI New Business:

1. Debbie Dyer: Mrs. Dyer was given copies of the letters from Attorneys Elliott and Hanscom, and a copy of the latest letter from the Planning Board to Attorney Elliott. Roland Denby told Mrs. Dyer that the Board has not resolved Mr. Dolbec's subdivision yet. There is a difference in opinions between Mr. Dolbec's lawyer and the Town lawyer. Mrs. Dyer asked how much longer this was going to take because of a financial problem should the Dyer's have to move. The Board told Mrs. Dyer that if Mr. Dolbec would go along with it, the Board could accept his map as a sketch plan and a preliminary plan for her one (1) lot subdivision. The Board told Mrs. Dyer that the Board has been looking at this property for some time, and that Mrs. Dyer would have to have a name for her one (1) lot subdivision. The Board told Mrs. Dyer that they would need eight (8) copies of a linen. Frank Griggs made the motion to accept this as a sketch plan and a preliminary plan. Mike Hammond seconded. Unanimously approved. Mike Hammond made the motion that the Board waive the letter to all the abuttors for this as they have already been notified by Mr. Dolbec. Frank Griggs seconded. Unanimously approved. Mrs. Dyer has an appointment with the Board at their next meeting at 8:00 p.m.

2. <u>Paul Gendron:</u> Mr. Gendron sent a letter to the Board stating that he objected to the proposed subdivision by Patricia Dolbec. Roland Denby told Mr. Gendron that due to the fact that Mr. & Mrs. Dyer have been informed by the Town's attorney that they have to proceed on a one (1) lot subdivision that they are doing this. Raymond Dolbec joined this meeting. Mr. Dolbec told Mr. Gendron that the proposed subdivision are all three (3) acre lots. Roland Denby told Mr. Gendron that

there will also be a twenty-five (25) foot green belt, and that this would help screen the property. Mr. Denby asked Mr. Gendron for his comments. Mr. Gendron told the Board that he was worried about a population explosion and having people walking across his property to use the lake. He told the Board that he has owned this property for 25 years. Mike Hammond asked Mr. Gendron if there was a right-of-way. Mr. Gendron said that there is a private right-of-way that has never been opened. Mike Hammond then told Mr. Gendron that if it is not open to the public then he would have the right to restrict his property. Mr. Gendron told the Board that the right-of-way has trees, and at the end of this right-of-way there is a swamp. Roland Denby told Mr. Gendron that the Board is trying to limit the access to the road by having three (3) driveways instead of five (5) driveways. Mr. Denby asked Mr. Gendron if he was opposed to this subdivision. Mr. Gendron said that "just due to the fact that there is going to be a lot of company there". Roland Denby told Mr. Gendron that the Board is tied to certain procedures, and that as long as Mr. Dolbec meets the subdivision regulations the Board has to approve it. Mr. Dolbec said that he could put a note on the plan to the effect "any use of lake will be used only through the Town right-of-way." Mr. Dolbec asked Mr. Gendron if that would make him more comfortable. Mr. Gendron said that yes it would. Roland Denby asked Mr. Gendron if there was anything further he would like to bring up to the Board. Mr. Gendron said no. Roland Denby told Mr. Gendron that the Board would consider his remarks. Mr. Gendron asked if it was possible for him to have a copy of the map. Mr. Dolbec provided Mr. Gendron with one. Mr. Denby told Mr. Gendron that a Board member mentioned to him that he could post his land. Mary Elizabeth Smith said that he could post if every fifty (50) feet. Mr. Gendron said that he believed that it was already posted but not every fifty (50) feet.

3. Raymond Dolbec: Mr. Dolbec presented the Board with the preliminary plan that he brought last month, and told the Board that there had not been any alterations since then. The Board went through the list required for a preliminary plan, and when restrictions was brought up, Mr. Dolbec said that there was a restriction on this property on no mobilehomes on the deed when he bought it. Roland Denby said that Mrs. Gerry called him on the phone and posed no objections but just wanted to know what was going on. On public open spaces Mr. Denby asked the Board how they felt about it having none. Mr. Denby said that seeing this subdivision is along this highway, it did not seem to be conducive. Mike Hammond said that his opinion was that with lots of their size he didn't think that it was necessary. Mike Hammond made the motion to waive #7—public open spaces. Mary Elizabeth Smith seconded. Unanimously approved. Roland Denby asked if there were any drainage problems on the land. Mr. Dolbec told the Board that when we received the heavy rain that there is a little pocket and that was not any standing water in it, but that the hole in the pit was filled. Mr. Denby then asked what Mr. Dolbec was putting in for boundary markers. Mr. Dolbec stated that right now there were no markers except nails and flags. He said that he was going to put in pins after this was approved. Roland Denby said that the Board wanted either steel pins or iron pipes put in before final approval. Mr. Denby also told Mr. Dolbec that the Board needed to talk about the two (2) different opinions between Attorneys Elliott and Hanscom. He said that the Board has got to make a decision. Mr. Denby then finished going through the list and told Mr. Dolbec that he thought that Mr. Dolbec had complied with all of these things. Mr. Dolbec said that he had a complaint with having to send registered letters to the abuttors. He said that certified letters would be less expensive. Mr. Dolbec gave the Board a copy of the registered letter receipts. Mr. Denby said that as soon as the Board resolved the difference between the lawyers that they would give Mr. Dolbec an answer by next meeting. Mr. Dolbec said that as far as he was concerned that the whole thing could be dropped and that he could proceed with this. Mr. Dolbec questioned the fact that the Board requested linen.

Mr. Denby told him that the Board needed something that would be acceptable by the Registry of Deeds. Mr. Dolbec said that he worked with mylar, and that he would call Rodney Chadbourne to see if mylar is acceptable. The Board then discussed Mr. & Mrs. Dyer's lot with Mr. Dolbec, and Roland Denby said that he thought it would have to be split out and renamed. Mr. Dolbec asked about putting a note "a portion of Pigeon Brook". Mike Hammond asked Mr. Dolbec when he proposed bringing in his final plan. Mr. Dolbec told the Board that he had it with him. Mr. Denby then asked about putting a notation "that this also includes Dyer's Acres." Mr. Dolbec said that it would be acceptable to him. The Board decided to use the same map as Mr. Dolbec's for the Dyer's proposed subdivision. The Dyer's will just have to change the title. Mr. Dolbec has an appointment with the Board at their May 24, 1984 meeting at 8:00 p.m.

4. <u>Terrance Hackett, Sr.</u>: Mr. Hackett would like to build a 30' x 30' garage on property located on Map 41, Lot #6, Zoned AR. Grandfathered lot. Mr. Hackett told the Board that his problem was distance. If the garage was placed to meet the setbacks then it would block off access to the beach. He said that he can be one hundred (100) feet back by taking down two (2) large pine trees. The Board asked about attaching it to his house. Mr. Hackett said that it would block access to the beach, and his wife was worried about having it so close to the house. Mr. Hackett said that he would not be bothering any neighbors on any side. Frank Griggs made the motion that the Board approve this under Section 3.03 of the Zoning Ordinance. Mary Elizabeth Smith seconded. Unanimously approved.

5. Carl Sellers: Mr. Sellers is at the meeting on behalf of Donald Barker. Property located on Map 36, Lot 29, Zoned AR. The Board found that Metaphysics, Inc. owns the property and wanted to know who Metaphysics Inc. is. Mr. Denby said that the lot lines were not put on the drawing, and without them the Board has no idea how close the property lines are to the house. Mr. Sellers asked about getting the second floor approved. Roland Denby said that the Board would like to know who Metaphysics Inc. is as the deed shows that they own the property, and the Board needs clarification on the lot lines. Mary Elizabeth Smith said that if Metaphysics Inc. is a personal company, she would have some questions about a company building on a lake in an AR Zone. Roland Denby also brought up the fact that the Board was concerned about the foundation on the lakeside of the house. He asked Mr. Sellers if they were planning to renovate the foundation. Mr. Sellers said with sonotubes. Roland Denby asked if that would be enough support. Mr. Sellers said the tubes with the footings would help with the weight. Mary Elizabeth Smith mentioned an old sonotube half-way back. Mike Hammond said that the structural part was not the Board's concern, that it was up to the Building Inspector. Roland Denby agreed. Roland Denby stated that the Board needed to have two (2) things straightened out: 1. who Metaphysics Inc. is., and 2. how the building is positioned on the lot, and where the lot lines are. Mary Elizabeth Smith asked if the Board could ask for a certified copy of the deed from the Courthouse. Roland Denby said that he thought the Board should have one. Mike Hammond asked Mr. Sellers if the Barker's could come to the next meeting with him and have them bring in a copy of the deed. Mr. Sellers has an appointment with the Planning Board at the May 24, 1984 meeting at 8:45 p.m.

6. Roland Denby told the Board that they had to come to a consensus on the Dolbec subdivision. Mr. Denby suggested that the Board study the letters from the two attorneys. Frank Griggs made the motion that the Board table this until the next meeting so that the Board members could individually study the letters and vote on this at the next meeting. Mary Elizabeth Smith seconded. Unanimously approved.

VII Communications:

1. Brochure from American Planning Association. The Board acknowledges receipt of this.

2. Original deed from Harmony Homes to Oliva and Deanna Perreault. The Board noted that the deed has no restrictions on this at all. The Board acknowledges receipt of this.

VIII Adjournment.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

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Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Planning Board

Meeting called to order at 8:00 p.m. May 24, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond and Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Mary Elizabeth Smith was designated to vote.
- II The minutes of the previous meetings of April 26, 1984 were read and unanimously approved. The minutes of the May 9, 1984 meeting were read and Roland Denby requested a change. Corrected copies will be made and sent out.
- III Appointments:

8:00 p.m. Glen & Debbie Dyer 8:00 p.m. Raymond Dolbec 8:45 p.m. Carl Sellers Robert & Barbara Linnie

- IV Communications
 - 1. Brochure from Maine Coast Heritage Trust.
 - 2. Correspondence regarding Robert Toothaker.
 - 3. Letter from Roger Elliott regarding Dyers.
- V Reports of Committees.

There were no reports at this meeting.

VI New Business:

1. <u>Glen & Debbie Dyer</u>: The Board checked the Dyer's subdivision final plan, Honey Tree Knoll, with Appendix V in the Subdivision Regulations. Kathy Moody asked if the Board was satisfied with the plan. Mike Hammond made the motion to accept this as presented. Roland Denby seconded. Unanimously approved.

2. <u>Raymond Dolbec</u>: The only change in this plan is in the common drive. The pin has been changed because the engineer thought that it should be in the middle of the driveway to avoid domestic problems. Kathy Moody asked the Board if they saw any problems with this as presented. The Board saw none. Roland Denby made the motion to accept the Pigeon Brook subdivision. Frank Griggs seconded. Unanimously approved.

3. Robert & Barbara Linnie: Property located on Map 5, Lots #4 & #5, Zoned AR. Grandfathered lot. The Linnie's request a paper signed by the Board to place a 12' \times 60' mobilehome on this property for the bank. The Board asked if the Code Enforcement Officer had looked at this. The Linnie's told the Board that he had not. The Board told the Linnie's that a mobilehome can be put on a lot if it is put on a foundation and a lot of adequate size. The Board also told them that they would have to meet all of the setback requirements. Frank Griggs made the motion that in the event that the Linnie's purchase the property that the Board will approve a permit subject to Plumbing Codes under Section 9.05 and 2.08 in the Zoning Ordinance. Mary Elizabeth Smith seconded. Unanimously approved.

3. <u>Carl Sellers</u>: Property located on Map 36, Lot 29, Zoned AR. This property is owned by Metaphysics Inc. Mr. Sellers informed the Board that the Barker's and Metaphysics Inc. are the same. Kathy Moody stated that technically that the Board should have something to tie them together to prove that they own it. The Board told Mr. Sellers that the Board would need proof of this. Mr. Sellers had an appointment with the Board at their next meeting.

4. Kathy Moody told the Board that Bill Chipman had called her and wanted to know if the Board would construct an Ordinance that would tie in with the Plumbing Code. The Board said that they had done their work and referred to Section 13.05 of the Zoning Ordinance.

5. The Board discussed the flood maps that were found on the file cabinet. The Board discussed whose responsibility it was to notify people. The Board said that at the Council Meeting the Conservation Commission was going to do this.

VII Communications:

1. Brochure from Maine Coast Heritage Trust. The Board acknowledges receipt of this.

2. Correspondence regarding Robert Toothaker property. Kathy Moody read the letter from the Selectmen to the Planning Board and the letter from the Selectmen to Mr. Toothaker. The Board also looked at a plot plan of Bradbury Park of 1928.

3. Letter from Roger Elliott regarding the Dyer subdivision. Kathy Moody read this letter to the Board.

VIII Adjournment.

The meeting adjourned at 10:20 p.m.

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Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

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Regular Meeting of the Planning Board

Meeting called to order at 7:40 p.m. June 13, 1984

Rollcall: Frank Griggs, Mike Hammond, Mary Elizabeth Smith in attendance. Ι Roland Denby, Vice Chairman conducted the meeting. Roland Denby designated Mary Elizabeth Smith to vote.

The minutes of the previous meetings of May 9, 1984 and May 24, 1984 will be Π reviewed at the Board's next meeting.

ш Appointments:

an ann ∎ar an trainn an train 7:45 p.m. Carl Sellers & Donald Barker 8:00 p.m. Maurice Lamontation 8:00 p.m. Maurice Lamontagne 8:30 p.m. Bernard Dube 9:00 p.m. Pauline Berry 9:30 p.m. Sherry Pulsifer CANCELLED 9:30 p.m. YCHDC 9:45 p.m. Richard Potvin

IV Communications

1. Letter from YCHDC regarding soils evaluation.

2. Notice from Selectmen regarding National Flood Insurance Program.

- 3. Notice from N. Kennebec Regional Planning Commission.
- 4. Letter from U.S. Postal Service.
- 5. Information on Toothaker.

6. Letter to Renald Ruel given to the Board by the CEO.

7. Subdivision application fee received-Honey Tree Knoll.

8. Letter from Southern Maine Finishing Corporation regarding Hazardous Waste Ordinance.

9. List of businesses for Hazardous Waste Ordinance mailing.

- 10. Letter from G. Toothaker-attorney for Robert Toothaker.
- 11. Postcard from YCHDC.

12. Letter from Donald Devine regarding trailer parks.

V New Business:

1. Carl Sellers & Donald Barker: Property located on Map 36, Lot 29, Zoned This property is presently owned by Metaphysics, Inc., which is a corporation AR. consisting of Mr. Barker, his wife, and a lawyer Hollis Allen. Within the next six (6) months this property will be going back to Donald & Deanna Barker. The application is to install a second story with a 4' catwalk and to put an 8' deck on the first floor. Mike Hammond made the motion to approve this as submitted under Section 3.03 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved. Mr. Barker told the Board that he would send a copy of the deed to them as soon as this is back in he and his wife's names.

2. <u>Maurice Lamontagne:</u> Property located on Map 38, Lot 13, Zoned AR. Grandfathered lot. This property is presently owned by the Estate of Cora Louise Merryman. Mr. Lamontagne has a sales agreement with Mrs. Merryman and a contract of sales agreement with Steve Kasprzak to purchase a lot behind this. Mr. Lamontagne would like to build a 40' x 32' cottage on this property. Frank Griggs made the motion that the Board hold an on-site inspection. Mary Elizabeth Smith seconded. 3 approved, 1 opposed. Mr. Lamontagne had a letter from the Estate of Cora Louise Merryman's attorney stating that they needed proof that a building permit had been issued by June

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15, 1984. Mr. Denby asked Mr. Griggs if he would rescind his motion on the on-site. Mr. Griggs would not withdraw his motion. Mr. Lamontagne said that he would call and ask for an extension. The Board will send a letter to Mr. Lamontagne regarding the on-site inspection.

3. <u>Bernard Dube</u>: Property located on Map 39, Lot 2, Zoned AR. Mr. Dube would like to close an open porch on his house and change his two-car garage into an apartment. The Board told Mr. Dube that he can only have a single-family unit for each 80,000 square feet under the Zoning Ordinance. Frank Griggs made the motion that the Board deny the application to change the two-care garage into an apartment under Section 3.06.02 #1 of the Zoning Ordinance, but approve the closing in of the open porch on his house. Mary Elizabeth Smith seconded. Unanimously approved.

4. <u>Pauline Berry:</u> Property located on Map 32, Lot 15. Mrs. Berry would like to build a garage. Donald Johnson who owns property located behind Mrs. Berry said that he would give a triangular piece to her if she can build her garage. The Board told Mrs. Berry that they would need more information before a decision can be made. The Board requested a surveyor's map, a sales agreement on the other piece of property, a list of abuttors, and her access into the property. Frank Griggs made the motion that the Board would have to have more information, a map, and also to know who owns the piece of land in question, and the dimensions of the additional piece of property. Mary Elizabeth Smith seconded. Unanimously approved.

5. <u>Richard Potvin</u>: Property located on Map 7, Lot 12, Zoned AR. Mr. Raymond Ricard presently owns the property. Mr. Potvin asked the Board if a mobilehome could be put on this property. The Board told Mr. Potvin that the lot was not large enough, and that the owner of the property could go before the Zoning Board of Appeals.

6. <u>YCHDC-Bill Chipman:</u> Selectmen Bob Fay & Andrew Woodsome were at this appointment. Mr. Woodsome told the Board that the Selectmen were presenting an addition to the Zoning Ordinance to allow Elderly Housing in the Town of Waterboro. The only thing missing in the addition presented was a definition of "Elderly Housing" and "HUD". Mr. Woodsome also told the Board that the State Plumbing Code had been changed where it affects Elderly Housing. Roger Elliott has seen this addition and wants the definitions put in. Mr. Chipman told the Board that he has to reply to HUD within 30 days with a time schedule. Frank Griggs made the motion that the Planning Board approve this recommended addition to the Zoning Ordinance with the definition of Elderly Housing and HUD included. Mary Elizabeth Smith seconded. Unanimously approved. The Selectmen will hold Public Hearing on June 26, 1984 to discuss this, and a Special Town Meeting on July 17, 1984.

7. Don Shepherd: Property located on Map 2, Zoned A.R. Mr. Shepherd's real estate agent wants to know what can be done with some property owned by Mr. Shepherd. This is approximately 20 acres of land. The Board told Mr. Shepherd that that for a subdivision that he would have to have a 50' right-of-way which would have to meet the Road Standards of the Town.

8.Letter from YCHDC regarding a soils evaluation on property located on Route #202. The Board acknowledges receipt of this.

9. Notice from the Selectmen regarding the National Flood Insurance Program. The Selectmen informed the Board of an error in the May 24, 1984 minutes. The National Flood Insurance Program for the Town will be under the direction of the Code Enforcement Officer. The Board acknowledges the change from the Selectmen.

10. Notice from Northern Kennebec Regional Planning Commission. The Board acknowledges receipt of this.

11. Letter from U.S. Postal Service regarding their seeking a new facility for the needs of the North Waterboro service area. The Board acknowledges receipt of this.

12. Information on Toothaker. The Board acknowledges receipt of this.

13. Letter to Renald Ruel. The Board will leave this as is for now.

14. Subdivision application fee received—Honey Tree Knoll. The Board acknowledges receipt of this and will file it.

15. Letter from Southern Maine Finishing Corporation regarding an application for the Hazardous Waste Ordinance. The Board will have to design an application for this.

16. List of businesses for Hazardous Waste Ordinance mailing. The Board acknowledges receipt of this.

17. Letter from George Toothaker, attorney for Robert Toothaker. The Board acknowledges receipt of this.

18. Postcard from YCHDC. The Board acknowledges receipt of this.

19. Letter from Donald Devine regarding trailer parks. The Board will give copies of the Zoning Ordinance pertaining to this to the Code Enforcement Officer.

VI Adjournment.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Michael

WATERBORO, MAINE

CORRECTED WAY

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:35 p.m. June 28, 1984

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mary Elizabeth Smith and Charlot Lake in attendance. Kathleen Moody Chairman. Kathleen Moody designated Mary Elizabeth Smith and Charlot Lake to vote.
- II The minutes of the previous meetings of May 9, 1984, May 24, 1984 and June 13, 1984 were read and unanimously approved.
- III Appointments:

8:30 p.m. Richard Potvin 8:45 p.m. Maurice Lamontagne 9:00 p.m. Walter Darmetko 9:15 p.m. John Murray 9:30 p.m. Roger Spaulding

IV Communications

- 1. Application from Wendee Lee Wright.
- 2. Application from Lillian O'Grady.
- 3. Application from Joseph Clerico.
- 4. Copy of letter sent to Charlot Lake from the Selectmen.
- 5. Copy of letter sent to Melvin Day from the Selectmen.
- 6. SRCC-Notice of Intent to File-Thomas Dube.
- 7. Notice from American Planning Association.
- 8. Letter from Planning Board to Renald Ruel.

9. Letter from Bob Fay to Planning Board regarding Mike Hammond's resignation.

V Reports of Committees.

There were no reports at this meeting.

VI New Business:

1. Resignation of Mike Hammond from the Planning Board. The Board held a lengthy discussion on this. Kathy Moody read the letter of resignation from the Board. Mary Elizabeth Smith made the motion that the Board table Mike Hammond's resignation. Roland Denby seconded. Unanimously approved. Kathy Moody will talk to Mike Hammond to see if he will attend the next meeting to discuss this with the Board. Mary Elizabeth Smith made the motion that Roland Denby be appointed Assistant Secretary of the Board in the absence of the present Secretary. Charlot Lake seconded. Unanimously approved.

2. <u>Richard Potvin</u>: Property located on Map 8, Lot 2, Zoned A.R. Grandfathered lot. Mr. Potvin had a copy of a sales agreement with Raymond Ricard who owns the property. Mr. Potvin would like to put a 12' \times 60' mobilehome on this property. Van Foglio had the soils test papers and a copy of the deed. Roland Denby had a copy of a map with the lot on it. Mr. Denby would like this attached to the application. Charlot Lake made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved. 3. <u>Maurice Lamontagne</u>: The Board held an on-site inspection on this property on June 13, 1984. Roland Denby, Frank Griggs, and Mary Elizabeth Smith attended the on-site. Property located on Map 38, Lot 13, Zoned AR. Grandfathered lot. Mr. Denby told the Board that Mr. Lamontagne's lot is 100' \times 100' and well wooded. Mr. Lamontagne is in the process of purchasing a 40' \times 60' easement from Kasprzak to put his leechfield on. Mr. Lamontagne informed the Board that the surveying had been started. The Board asked if this land would be tied up in probate, and Mr. Lamontagne said that the contract had been made before Mrs. Merriman died. Roland Denby made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

4. <u>Walter Darmetko</u>: Property located on Map 47, Lot 19, Zoned AR. Grandfathered lot. Mr. Darmetko would like to build a 24' x 36' two-story house with a foundation. Roland Denby made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved.

5. John Murray: Property located on Map 8, Lot 43-D, Zoned Residential. Grandfathered lot. Mr. Murray would like to build a 16' x 20' utility building on concrete posts. Mary Elizabeth Smith made the motion to approve as presented under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

6. Roger Spaulding: Property located on Map 47, Lot 22, Zoned AR. Grandfathered lot. Mr. Spaulding would like to build a 20' x 36' summer cottage on this property. Mr. Spaulding had a copy of the soils survey. Roland Denby made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

7. Wendee Lee Wright: Property located on Map 50, Lot 23. Ms. Wright would like to build a 20' \times 20' garage. The Board returned this application for further information and more accurate drawings.

8. <u>Lillian O'Grady:</u> Property located on Map 47, Lot 16, Zoned AR. Grandfathered lot. Mrs. O'Grady would like to put a full cellar under the existing building on this property. Frank Griggs made the motion that the Board approve this under Section 2.08 of the Zoning Ordinance. Mary Elizabeth Smith seconded. Unanimously approved.

9. Joseph Clerico: Property located on Map 47, Lot 18, Zoned AR. Grandfathered lot. Mr. Clerico would like to put a cinderblock foundation under the existing building on this property. Frank Griggs made the motion that the Board approve this under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

10. Letter from the Selectmen to Charlot Lake regarding her attendance at Planning Board meetings. The Board acknowledges receipt of this.

11. Letter from the Selectmen to Melvin Day regarding his attendance at Planning Board meetings. The Board acknowledges receipt of this.

12. SRCC-Notice of Intent to File-Thomas Dube. The Board acknowledges receipt of this.

13. Notice from American Planning Association. The Board acknowledges receipt of this.

14. Letter from the Planning Board to Renald Ruel. Mr. Ruel would like the Board to add to this letter that he can make his residence into two stories. The Board can find nothing in their minutes regarding their approval of this, and no record of Mr. Ruel making application to do this.

15. Letter from Bob Fay to the Planning Board regarding Mike Hammond's resignation. The Board discussed Mike Hammond's resignation and has tabled this until the next meeting.

VII Adjournment.

The meeting adjourned at 11:05 p.m.

Respectfull submitted Roland Denby

Roland Denby Assistant Secretary Trank Frignd Mary Clingabethe mith

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:45 p.m. July 11, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Kathleen Moody designated Charlot Lake to vote.
- II The minutes of the previous meeting of June 28, 1984 were read and a change was requested. Corrected copies will be made and sent out.
- III Appointments:

8:00 p.m. Calvin Lewis Pauline Berry

IV Communications

1. Letter to Selectmen from Melvin Day regarding his resignation from the Planning Board.

- 2. Letter to Board from Donald Holden.
- 3. Permit application from Wendee Lee Wright.
- 4. Permit application from Mildred Holt.

V New Business:

1. <u>Calvin Lewis</u>: Mr. & Mrs. Lewis came to the Board for information regarding Maurice Lamontagne's application to build a house on property abutting theirs. Mr. & Mrs. Lewis wanted to know what the codes were in relation to setbacks and septic systems. The Lewis' told the Board that they had their land surveyed. The Board told the Lewis's that where the lot that the Lamontagnes' plan to build on is grandfathered that the rules are not as stringent because many grandfathered lots are substandard in size. The Board told the Lewis' that the Lamontagne's had proposed to be thirty (30) feet from each side and eighteen (18) feet back from the road. A lengthy discussion was held regarding this. The Lewis' also were concerned with the road, and the Board told them that John Hanscom owned the road. The Board told the Lewis' to see the Plumbing Inspector with their questions regarding the septic system.

2. <u>Pauline Berry:</u> Property located on Map 32, Lot 15. Mrs. Berry brought in a sales agreement and a surveyors map for the triangular piece of property (111' x 110' x 34.4') that Mrs. Berry would like to purchase. This property is owned by Donald Johnson. A lengthy discussion was held regarding a right-of-way that Mrs. Berry says is not a recorded right-of-way. This right-of-way does not show on the Johnson Park map. Mrs. Berry told the Board that this right-of-way has been used since the forest fire. The Board would like to know if Mr. Johnson owns a piece of land behind this right-of-way as this would be contiguous. The Board took no action on this until they have further information.

3. Wendee Lee Wright: Property located on Map 50, Lot 23, Zoned AR. Grandfathered lot. Ms. Wright would like to build a 20' x 20' garage. Kathy Moody told the Board that according to Van Foglio the Town has done work on this road and has taken off part of her lot. One of Ms. Wright's pins is six (6) feet in the road. This was before the Board at the last meeting and was returned to the Code Enforcement Officer for further information. Frank Griggs made the motion that the Board

disapprove this as it was presented to the Board under Section 3.03 of the Zoning Ordinance.. Charlot Lake seconded. Unanimously approved.

4. Letter from Mel Day to the Selectmen regarding his resignation from the Board. The Board acknowledges receipt of this letter.

5. Letter from Don Holden regarding feedback that he has heard from the Board. The Board acknowledges receipt of this letter.

6. Kathy Moody requested that a copy of the Zoning Ordinance be sent to Roger Elliott for him to look over as it is conceivable that there have been state laws which affect the Zoning and to recommend changes.

7. Kathy Moody will get in touch with Paul McElhinney about the Hazardous Waste Ordinance regarding an application that needs to be created.

8. The Board discussed the Public Hearing regarding Elderly Housing.

9. The Board discussed with Mike Hammond his resignation.

VI Adjournment.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

CORRECTED COPY

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:35 p.m. July 26, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Kathleen Moody designated Mary Elizabeth Smith to vote until Mike Hammond arrived.
- II The minutes of the previous meetings of June 28, 1984 and July 11, 1984 were read and unanimously approved.
- III Appointments:

8:00 p.m. Steven Brunette 8:15 p.m. Frank Kent 8:45 p.m. Renald Ruel 9:15 p.m. Amy LeVasseur & Neil Raymond

IV Communications

1. Memo from Selectmen regarding their acceptance of Mel Day's resignation and the appointment of Charlot Lake as a regular member. Kathy Moody discussed the length of the appointment and the fact that it did not coincide with the length of Mr. Day's term. The Board acknowledges receipt of this.

2. SRCC-Intent to File-Merle McCormack. The Board acknowledges receipt of this.

3. SRCC-Intent to File-Lake Arrowhead Community. The Board acknowledges receipt of this.

V New Business

1. Roland Denby told the Board that we need the rods for hanging folders for one of the file cabinets. Mr Denby also told the Board that the subdivision maps had been brought up-to-date and asked to start a new numbering system. The Board agreed. Mr. Denby also asked permission to throw away the proposed Zoning Revisions of 1977. Frank Griggs made the motion that Roland Denby be able to throw these Zoning Revision Booklets of 1977. No action taken. Mr. Denby also informed the Board that he is still working on the book of roads and that Jimmy Carll had been a help to him.

2. <u>Steven Brunette:</u> Mr. Brunette was acting as agent for Joan Taylor. Ms. Taylor is in the process of purchasing property located on Map 38, Lot 32, Zoned AR. Grandfathered lot. This lot is 75'x217'x204'x75' water frontage. Mr. Brunette had a copy of the deed, a sales contract and a plot plan with him. The soils test has been done by Mr. Bullard, and Mr. Bullard has had a lengthy discussion with the State office to come up with a septic system, and the cottage will have to be built around it. The present owners have no legal access to this property, but Mr. Brunette said that Mr. Toothaker and Ms. Taylor will switch rights-of-ways. The cottage proposed is 1 1/2 stories. Roland Denby made the motion that the Board hold an on-site inspection on this property. Frank Griggs seconded. Unanimously approved. The date for this on-site is Monday, July 30, 1984 at 1:00 p.m. Board members who attended this inspection were Roland Denby, Frank Griggs, Mike Hammond and Mary Elizabeth Smith. Mr. Brunette told the Board that he had to close on this property on August 9, 1984.

Board told Mr. Brunette that their next regular meeting was August 8, 1984. Mr. Brunette will attend the next meeting on this date.

3. <u>Frank Kent:</u> Property located on Map 35, Lot 13. Mr. Kent would like to put a yearround cottage on this property. Presently there is a summer cottage which he will use for storage. Mr. Kent told the Board that the perk test had been done. The Board discussed the right-of-way here. Mr. Kent told the Board that he understood that the right-of-way ended at the beginning of his property. Mr. Kent said that he would be 127' from Toothaker, 75' from another cottage, 100' back from the water, and 50' back from the road. The Board asked if his deed mentioned anything of the other lots. Mr. Kent said that he did not think so. Mike Hammond asked if it was possible that this was not part of the subdivision as it is not numbered the same. Mr. Denby said that this was a good point. Ms. Lake stated that the Board should see a copy of his deed. Kathy Moody asked if the Board felt that they should hold an on-site. Mr. Denby said that he thought the Board should look at Mr. Kent's deed first. Mr. Kent will mail the Board a copy.

4. Renald Ruel: Property located on Map 35, Lot 14A. Mr. Ruel came to the Board regarding his building a second story on his summer residence. Mr. Ruel said that when he was at the March 14, 1984 meeting that the Board told him that he could as he walked out the door. The Board has no recollection of this and has nothing in their minutes. The Board asked Mr. Ruel what was happening with Mr. Toothaker. Mr. Ruel told the Board that when he first started his project that he received a letter from Mr. Toothaker's brother regarding a lawsuit. Mr. Ruel then went to Mr. Ayotte and showed him this letter, his deed and his permit. Mr. Ayotte said that he would go to Alfred to check this out. Mr. Ayotte told Mr. Ruel that there was no such thing as this right-of-way. Mr. Ruel said that Mr. Toothaker's deed says an easement. Mr. Ruel has talked to Mr. Toothaker and Mr. Toothaker said that his driveway is on Mr. Ruel's property and that it has never been developed. Mr. Ruel also said that Mr. Toothaker told him that if Mr. Ruel did not give Mr. Toothaker an easement that he would put a temporary stop order on this. Mr. Ruel has built the road and has had Glenn Bean look at it, and Mr. Bean made the road better. Mr. Ruel went to Mr. Toothaker again and told him that they had been friends a long time and proposed having this surveyed and developed. Mr. Ruel said that he told Mr. Toothaker that he would do it if Mr. Toothaker did not want to. Mr. Toothaker said that he would have to talk with his lawyer. Mr. Ruel also told the Board that he was to meet with Mr. Toothaker again on July 28, 1984 and try to clear this up. Mr. Ruel also said that his deed says nothing about a horseshoe driveway. The Board told Mr. Ruel that the Board has a problem with this also. The Town attorney has been notified and that they didn't think that at this time they could go any further until the Board talks with him. Mr. Ruel said that that was not a problem. Roland Denby made the motion that the Board not take any action on the second story until such time as it is discussed with the Town Attorney. Frank Griggs seconded. Unanimously approved. Kathy Moody also told Mr. Ruel that he would have to fill out another application for a permit for the second floor. Mr. Ruel said that he was not ready for the second floor anyway.

5. <u>Amy LeVasseur & Neil Raymond:</u> Property located on Map 7, Lot 34A. Mr. Raymond bought this property on April 12, 1983. Mr. Raymond deeded two (2) acres (Lot #2) to Ms. LeVasseur and then moved in. They were questioning ways to make a legal subdivision. A discussion was held regarding selling Lot #1. The Board told them to see an attorney.

V Adjournment.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

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Michael L. Hammond Secretary/Treasurer

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WATERBORO, MAINE

CORRECTED COPY

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:40 p.m. August 8, 1984

- I <u>Rollcall:</u> Roland Denby,, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathleen Moody Chairman.
- I The Board requested changes in the minutes of the July 26, 1984 meeting. Corrected copies will be made and mailed out.

III Appointments:

8:00 p.m. Steve Brunette 8:15 p.m. Robert Alexander 8:30 p.m. Frank Kent 8:45 p.m. Patrick Hebert Donald Devine & Joseph Bouthiller

IV Communications

1. Copy of deed from Frank Kent.

2. SRCC-Intent to File-J. Boisonnault. The Board acknowledges receipt of this.

3. SRCC-Intent to File-Roger & Linda Sherman. The Board acknowledges receipt of this.

4. Copy of letter to Donald Devine from Code Enforcement Officer.

5. Copy of memo to Planning Board regarding Charlot Lake's length of appointment. This states that the appointment papers have been changed to read "until April 1, 1989".

6. Copy of Oath regarding Charlot Lake as a regular member.

V New Business

1. Frank Kent: Property located on Map 35, Lot 13, Zoned AR. The Board discussed Mr. Kent's deed. The deed mentions an "old woods road". The Board discussed the right-of-way. Mr. Kent is not planning to build where the right-of-way is according to the Bradbury Park Subdivision map. Mr. Kent wants to build a yearround residence on this lot. There is a cottage there now which Mr. Kent is going to use for storage. The Board said that the Building Inspector will have to condemn the cottage there now before Mr. Kent occupies the proposed residence. Roland Denby made the motion that the Board table this until later in the meeting. Mike Hammond seconded. Unanimously approved. Mr. Kent joined the meeting at this point in the discussion. Kathy Moody told Mr. Kent that the Board had discussed this earlier and that his deed does mention a right-of-way but that the deed does not place it. Mr. Kent said that the way he read the deed the right-of-way goes to his property. Mr. Kent's three (3) lots abut East Shore Road, and that there are pine trees there that are 100 years old. Ms. Lake said that apparently there is another woods road. Mr. Kent said that the only road comes into Toothaker's property. Mike Hammond asked Mr. Kent if he used that road. Mr. Kent said no that he didn't use it. He said that the Lamontagne's lot and another cottage are right on the lake. They both use East Shore Road. Kathy Moody said that at one time Lot #13 was three (3) lots. Mr. Kent said that the lots might have been adjoined to the road at one time, and that the small lot next to Toothaker's is where the road ends now. Mr. Kent also said that his first two (2) lots are so steep that they could not be built upon. Mr. Kent said that as far as he can see the road comes up in back of Toothaker's place and cuts in to his lot about five (5) feet, then there is a big pine tree standing there. He also said that as far as the right-of-way, he would not be down that far anyway. Mike Hammond asked if this was possibly part of the realigning. Mr. Denby did not think so. Ms. Lake said that this bears out what Mike Hammond said about the possibility of the "woods road" being the East Shore Road. Mr. Kent said that he would be back 75-80 feet from the water. The Board asked him if he was planning to keep this in line with the cottage already there. Mr. Kent said somewhat in line. Mr. Kent said that he would be 50 feet from the road. Kathy Moody said that if the deed was drawn out the Board might know where the right-of-way is. Ms. Lake had drawn a rough sketch according to the deed and showed it to the Board. Kathy Moody asked the Board is there were any further questions. Mike Hammond made the motion that the Board approve this primary structure under Section 2.08, and that the Code Enforcement Officer condemn the existing structure for occupancy before he issues an occupancy permit for the new structure. Charlot Lake seconded. Unanimously approved.

Steven Brunette: Property located on Map 38, Lot 32, Zoned AR. 2. Grandfathered lot. Mr. Brunette is acting as agent for Joan Taylor. She is proposing to build a 24'x32' cottage. Mr. Denby informed the Board as to what the members who attended the on-site inspection had found. Mr. Denby said that Mr. Brunette's problem is that the driveway coming down into the lot is used by both cottages. This is a steep lot. A section of the lot is unbuildable because it is almost perpendicular. Another section goes down in steps. The leechfield will be over 100 feet back from the lake. The only problem that the Board members found on the on-site is that there is a cottage within 5 or 6 feet of the property line, and the proposed building site would be about 10' from the property line, so those members attending the on-site inspection feel that for the least problems for the cottage on either side that the proposed cottage should be turned. This would give it 25' on either side. The proposed cottage could not be moved back too much because of the septic tank. The tank has to be 8' from the house. The members also feel that the cottage should be in line with the other cottages. Mr. Denby also said that if the dimensions are right the sidelines should be 25', and that the septic tank would probably have to be moved a little bit. Mike Hammond said that the cottage could be 24'x30' instead of 24'x32'. Mr. Brunette made one (1) request: he asked for a little leeway one (1) or two (2) feet on each side for the foundation. Mr. Denby asked if there was 75' on the front. Mr. Brunette said that according to the deed there was. Kathy Moody asked if Mr. Brunette objected to turning the cottage and keeping it in line with the other two (2) cottages. Mr. Brunette did not object. Roland Denby made the motion that the permit be granted with the stipulations that the cottage be placed in line with the other two (2) cottages, that the sidelines be as close as possible to 25' on either sideline. Frank Griggs seconded. Unanimously approved.

3. <u>Robert Alexander:</u> Property located on Map 35, Lot 26. Grandfathered lot. Mr. Alexander would like to build an attached 12'x16' deck parallel to the water. Ms. Lake asked if there would be footings in the lake. Mr. Alexander said no. Mr. Denby asked how close this would be to Lot 25's cottage. Mr. Alexander said 40 to 50 feet. This would be about 10 feet from the stake. He also said that there are three (3) big trees that he does not want to cut down. He is planning to build the deck around one of the trees. The Board checked in the "Protecting Your Lake" booklet from the DEP to see if there was anything in it in reference to decks. Mr. Alexander said that the deck will be over land not water, and that he would be about 25' from Mr. Day's boathouse. Kathy Moody asked how far the footings would be from the water. Mr. Alexander said somewhere 5'-8' from the water, and that the base of the columns would be about 6' from the water. Ms. Lake asked if there would be any alterations on the ground. Mr. Alexander said no just a hole for the footings. Mike Hammond asked if his neighbors knew about this. Mr. Alexander answered yes. Frank Griggs made the motion that the Board hold an on-site inspection. Charlot Lake seconded. Unanimously approved. The date for the on-site inspection is Monday, August 20, 1984 at 1:00 p.m.

4. <u>Patrick Hebert</u>: Property located on Map 11, Lot 33. Mr. Hebert had a copy of the deed and plans for the proposed structure. This lot is approximately 11 acres. Frank Griggs went on record that he will abstain from this matter. Mr. Denby asked why this was coming to the Planning Board. Mr. Hebert said that the Code Enforcement Officer did not want to be involved with it. The Board asked if Mr. Hebert had a title search done. Mr. Hebert has not. The Board will leave Mr. Foglio a note that the Planning Board has nothing to say on this.

5. Donald Devine & Joseph Bouthiller: Property located on Map 7, Lots 71 & 73. Zoned AR. Mr. Devine had a copy of his deed. Mr. Denby told the Board that Mr. Devine had been referred to him by Van Foglio, and that he had talked to Mr. Devine on the telephone. Mr. Devine is interested in a travel trailer type park located on Route #5. Mr. Devine told the Board that this was one (1) lot at one time. CMP has an easement on this property. Mr. Devine has a right-of-way going from one lot to the other. Mr. Devine told the Board that CMP acquired their easement in 1970, and that he purchased the property in 1973. Roland Denby asked if the easement restricts anything. Ms. Lake read from the deed that Mr. Devine cannot build on the strip and CMP has the right to cut down all the lumber within the strip. Mr. Devine said that he cannot build on that property but he can cross. He is going to obtain permission from CMP in writing to cross. He has talked with Mr. Curtis at CMP. The Board asked how many acres was involved. Mr. Devine said that the total parcel is 20 acres. Mr. Devine wanted to know exactly what he has to do to conform with the laws of the Town. Mr. Denby told the Board that he recommend to the Board that the Board handle this generally like a subdivision, and work from a sketch plan so that the Board can see what Mr. Devine has in mind. Ms. Lake asked about the water supply. Mr. Denby said that he would like to see what the Board says about the procedure of handling this. Mike Hammond asked if Mr. Devine was talking about a campground or a mobile home park. Mr. Devine said a campground. Mike Hammond asked if there were to be any permanent residences. Mr. Devine said probably in the future. Kathy Moody said that she was in agreement with Mr. Denby's feeling that the Board handle this matter like a subdivision so that there will be records for any future questions. Mr. Denby said that this would come under Section 7.02 of the Zoning. Kathy Moody said that she thought that she should abstain from doing anything on this. Mr. Denby said that he thought she could engage in the discussion. Mrs. Moody said that there would be a question of conflict of interest at a later date. Roland Denby made the motion that the Board proceed with a sketch plan, preliminary plan, and final plan as a subdivision. Charlot Lake seconded. Unanimously approved. Mr. Denby asked how large lot #73 is. Mr. Devine said 349,000 square feet. Mr. Denby informed Mr. Devine that the Town has a Road Ordinance that must be complied with. Mr. Devine told the Board that they only plan to develop Lot #73 at this time. Kathy Moody asked if the access would be over the small power line. Mr. Devine said that he can only cross over the large power line. Mr. Denby told Mr. Devine that he will have to put in a 50' right-of-way. Mr. Denby also asked if there was room for a 50' road on the old power line. Mr. Devine said that he believed the right-of-way is 100'. He wanted clarification on Section #1 regarding access to public roads. Mr. Bouthiller said that they did not see the water and lighting of the campground to be too much of a problem. Mr. Denby said that they would have to have a turnaround. Mike Hammond asked how many units they were proposing. Mr. Devine said 44 units. Mike Hammond asked if there would be underground sewage for each site. Mr. Bouthiller said that there would be three (3) septic sites. Mike Hammond told them that each campsite would have to be 5000 square feet. Mr. Devine asked if that was true for each tent site. The Board said yes. Roland Denby asked the Board if

they thought they would have to hold a Public Hearing on this. The Board thought a Public Hearing should be held. Mr. Denby also asked Mr.Devine about the safety of the campers under the power lines. Mr. Bouthiller said that this was one of the questions that they had. He said that it could be laid out differently. Mr. Denby said that the adjacent landowners might want some fencing around this so that people would not wander onto their property. Mr. Bouthiller asked about washing and shower facilities. Mike Hammond said that they would have to see the Plumbing Inspector. Mr. Denby informed them that the land is over an aquafire on Route #5 so they must be careful of pollution. Mr. Bouthiller had a question with the number of washers and dryers that would be required for the number of units. He said that he would have to have 10 of each. He also said that he has never seen that number at a campground before. The Board asked what he considered to be a reasonable ratio. Mr. Devine said that they were considering two (2) or four (4) for the whole area. He said that they would like to see the ratio higher. Mr. Bouthiller said the requirements for the showers was not bad. Mr. Devine asked about the width of the interior roads. Mr. Denby said that it would depend on how many units would be in there. Mr. Devine said between 40 and 50. The Board asked for Mr. Devine's timetable. Mr. Devine told the Board next summer, but that it might be delayed if this goes before the Town. The Board told him that he would have to come back with a layout. Mr. Denby asked if there had been soils tests done. Mr. Devine said no. Mr. Bouthiller asked about summer rentals. He questioned the meaning of Section 7.02 last paragraph mentions a time limit of 15 days. The Board told him that that pertains to landowners. Mr. Devine told the Board that his genuine problem pertains to the number of washers and dryers needed. The Board told him that they might have to ask the Maine Municipal Association to clarify this. There might also be some state requirements that the Board doesn't have. Mr. Bouthiller told the Board that they had written to the Maine Campers Association but had heard nothing from them. He also asked about the possibility of having bingo. The Board told him that they would have to be licensed by the State Police. Kathy Moody told them that prior to the Public Hearing the abuttors would have to be notified. The Board told them that tonight's meeting is only the beginning, that they would have to obtain an acurate survey, meet the setbacks, Road Ordinance, and have some points cleared up with CMP. The Board also told them that they would try to find out about the washer and dryer situation. Mr. Denby asked how many wells they would have. Mr. Devine said two (2) wells. The Board told them that there is a very high water table in that area.

6. Kathy Moody asked the members when they could meet with the Selectmen regarding the Hazardous Waste Ordinance. The members received a letter asking for a meeting. The Board decided on Thursday, August 23, 1984 at 8:00 p.m.

VI Adjournment.

The meeting adjourned at 10:25 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Waterboro Plannning Board Meeting called to order at 7:46 p.m. August 23, 1984

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathleen Moody Chairman.
- II The minutes of the July 26, 1984 meeting were read and approved. The Board requested changes in the minutes of August 8, 1984. Corrected minutes will be made and mailed out.
- III Appointments:

1. 8:15 p.m. Mildred Williams

IV Communications

1. Letter from Maine Association of Conservations Commissions regarding historic preservation. Roland Denby made the motion that the Board send this letter to the Historical Society. Charlot Lake seconded. Unanimously approved.

2. Notice from the SRCC regarding a Public Hearing. The Board acknowledges receipt of this.

V New Business:

1. Gordon & Mildred Williams: Property located on Map 34, Lot 7, Zoned AR. They would like to put on a second floor. The two (2) first floor bedrooms would be opened up into one (1) bedroom. The Board asked how high they were planning to build up. The Williams' said eight (8) feet. The house is presently 41 feet back from the lake, and 30 feet up from the lake. Ms. Lake asked if it would block views of neighbors. Kathy Moody said that she did not believe so from her recollection. Mrs. Williams said that the other houses are set forward. Roland Denby said that there did not appear to be any problems as they are expanding the size of the building and not adding any bedrooms. Kathy Moody asked the Board if they saw any problems as presented. No problems were apparent. Mike Hammond made the motion that the Board approve this as presented under Section 3.03 of the Zoning Ordinance. Roland Denby seconded. Unanimously approved.

2. The Board held an on-site inspection on August 20, 1984 at 1:00 p.m. at Robert Alexander's property located on Map 35, Lot 26. Those in attendance were Roland Denby, Frank Griggs, and Kathy Moody. They saw no problems. Roland Denby made the motion that the Board approve this application as presented. Frank Griggs seconded. Unanimously approved.

3. The Board had a meeting with Paul McElhinney regarding the Hazardous Waste Ordinance. Those in attendance were Roland Denby, Frank Griggs, and Kathy Moody. They reported to the Board members that there will be a basic application with addendums. No time estimate was given by Mr. McElhinney on the application.

4. Kathy Moody told the Board that a meeting will be held on September 4, 1984 regarding 15 acres that York Cumberland Housing is interested in but the property is in two (2) zones, Village and A.R. This will go before the Zoning Board of Appeals. The Town Attorney has said that the Zoning Board of Appeals has the power

to make this decision.

VI Old Business:

1. Frank Griggs made the motion that Roland Denby be allowed to discard the proposed Zoning Revisions of 1977. The motion in the July 26, 1984 minutes was not acted upon. Charlot Lake seconded. Unanimously approved.

VII Adjournment.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

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Michael L. Hammond Secretary/Treasurer

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:35 p.m. September 12, 1984

- I <u>Rollcall</u>: Roland Denby, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman.
- II The corrected minutes of the meeting of August 8, 1984 and the minutes of August 23, 1984 were read and approved.
- III Appointments:

8:45 p.m. Paul Gendron

IV Communications

1. Memo and correspondence from the Selectmen regarding Westwind Subdivision roads. The Board acknowledges receipt of this and will file it.

2. Copy of letter from the Code Enforcement Officer to Anthony Andreottola regarding his keeping of live animals. The Board acknowledges receipt of this.

3. Notice of Intent to File-SRCC-Maurice St.Pitas. The Board acknowledges receipt of this.

4. Notice of Intent to File-SRCC-John & Maureen Fitzhenry. The Board acknowledges receipt of this.

5. Notice of Intent to File-SRCC-James & Joanne Canane. The Board acknowledges receipt of this.

6. Notice of Decision-ZBOA-Rural Shelters, Inc. The Board acknowledges receipt of this.

V New Business:

1. Kathy Moody told the Board that a reporter from the Sanford News had called her and wanted to know if Mrs. Moody would be willing to report after each meeting so that the Sanford News would be kept abreast of the Planning Board. Mrs. Moody told him that the minutes of the meetings were public record, and that he could go to the Town Hall and look at them. Ms. Lake said that she thought it would be setting a precedent. The Board agreed.

2. Kathy Moody informed the Board of a conversation with Don Turner. Mr. Turner wanted to know when Mr. Walsh could come into see the Board. Kathy Moody told Mr. Turner on September 27, 1984 at 8:00 p.m. Mr. Walsh is purchasing the Dyer property for the purpose of a machine shop. This machine shop will be bigger than he first anticipated, and that he will need to add onto the building. Mr. Walsh was also interested in knowing if there are any specific requirements to helicopter pads. Mr. Turner has told Mr. Walsh that he felt the Board would be satisfied with Mr. Walsh meting FAA requirements. The Board agreed.

3. The Board requested that a memo be sent to the Selectmen to see if another member has been found for the Planning Board.

4. The Board discussed the checking account that the Board has. No statement has been sent for quite some time. Mike Hammond will check with Coastal Savings Bank as the Board is considering changing this account to another bank.

5. Ms. Lake asked about the letter that the Board members had received from the Selectmen concerning the piece of road on the New Road. The Board is not sure where the New Road is.

6. <u>Merle McCormick</u>: Property located on Map 45, Lot 1429, Zoned AR. Grandfathered lot. The Board read the correspondence from the SRCC regarding this property. Mr. McCormick would like to build a 24'x32' house. Mike Hammond made the motion that the Board approve this under Sections 2.08 and 3.03 of the Zoning Ordinance providing that the applicant comply with the requirements of the Saco River Corridor Commission. Roland Denby seconded. Unanimously approved.

7. Paul Gendron: Property located on Map 41, Lot 27, Zoned A.R. Mr. Gendron would like to build a 24'x30' gambrel garage. Ms. Lake asked Mr. Gendron why he wanted a 2-story garage. Mr. Gendron told the Board that the summer cottage does not have a septic system, and he would like to put in toilet facilities in the garage. Ms. Lake asked Mr. Gendron if he eventually planned to live in what he is proposing to build. Mr. Gendron said no. He just wanted to have running water and a toilet. Mike Hammond asked if there was any way this could be built 100' from the water. Mr. Gendron told the Board that the property is hilly, and that he would have to put a pump for the septic system and run it about 300', and that he did not think that this would be feasible. Ms. Smith asked what the present sewage was. Mr. Gendron said there was none. Mike Hammond asked if the Code Enforcement Officer had looked at the land, and Mr. Gendron said not recently. The Board asked if this was a yearround camp. Mr. Gendron told the Board that this was a summer cottage standing on blocks. Mr. Gendron was asked if he had checked on obtaining a plumbing permit. Mr. Gendron said that he had not, he wanted to see if he could do this or not first. The Board asked how large the storage shed that is presently on the property was. Mr. Gendron said that it was 12'x16'. Ms. Smith asked Mr. Gendron if he was going to combine the storage shed with the garage. Mr. Gendron said that he was not. Roland Denby said that this is not allowed in the AR Zone as a primary or conditional use. Kathy Moody made reference to Section 3.06.01 and read the definition of an "accessory structure" from the Zoning Ordinance. Roland Denby said that he thought that the Board should take this to the Attorney. The Board agreed. Roland Denby made the motion that this be tabled until the Board finds some clear guidelines. Mike Hammond seconded. Unanimously approved.

8. The Board would like a letter sent to Roger Elliott to see when they might expect his findings on the review of the Zoning Ordinance.

VI Adjournment.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

fichael L. Hammond Secretary//freasurer

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:35 p.m. September 27, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Mary Elizabeth Smith was designated to vote.
- I The minutes of the September 27, 1984 meeting were unanimously approved.
- II Appointments:

8:00 p.m. William Welch 9:00 p.m. Peter Boutet 9:15 p.m. Eudore Dube 9:30 p.m. Robert Paquette 9:45 p.m. Wesley Leighton

IV Communications

1. Letter from Roger Elliott regarding accessory uses. The Board discussed this letter and decided that they would have to hold an on-site inspection on Paul Gendron's property.

2. Letter from Paul McElhinney and a proposed Hazardous Waste Application. The Board acknowledges receipt of this, and scheduled a workshop for Wednesday, October 3, 1984 at 7:00 p.m.

3. List of Town owned properties. The Board acknowledges receipt of this.

V New Business:

1. William Welch: Before Mr. Welch joined the meeting, Kathy Moody told the Board that she had met with Bob Fay, Van Foglio, and a representative of the Industrial Commission. They discussed what Mr. Welch plans to do. Mr. Welch, his son, and Donald Turner joined the meeting at this point. Property located on Map 4, Lots 32-34. AR Zone. Grandfathered lots. Mr. Welch had a copy of his purchase and sales agreement. He informed the Board that he intends to purchase the property, live in the house, and operate a light manufacturing business. The Board asked what "light manufacturing" was in this case. Mr. Welch told the Board that they are a laser facility, and that they do welding. He said that they were a job shop. Mr. Welch said that they work with aluminum and steel products for laser parts. Phase #1 will consist of an addition to the steel building, (which is presently 50' x 80'). He would like to expand this building from 4,000 square feet to 22,500 square feet. Phase #2, next spring, would be to move the present office building and put it on a cement foundation. Phase #3 would be a major expansion the following spring to the machining facility. They would increase the welding area into another building. He also said for the foreseeable future, this is where it will end with two more units. He told the Board that he could not say definitely whether the two more units would happen. He told the Board that they would go through Phase #3. The Board asked about the impact on the environment. Mr. Welch said that their impact would be "zero". He said that he carries no solvents. The Board asked about electric welding. Mr. Welch said that it is electric welding, a shielded mig weld. The Board asked for a particular product that Mr. Welch's company makes. Mr. Welch said that they do two (2) phases: 1. A welding

robot, such as used on an automobile assembly line. They make the steel base for the robot. 2. The machine part would be making the lathes and millers. Mr. Welch said that the majority of their parts are 18" long, 1" thick, and 16" wide. The Board also asked about noise pollution. Mr. Welch said that one of his facilities is operated in a highly populated area, and that the loudest noise would be the noise that the trucks make driving by on the road. He said that the machining facility has to operate in an air-conditioned area. The Board asked how many employees would be in the initial phase. Mr. Welch said that they currently have 17 employees, and that he thought that between 6 and 10 would come with them. The Board asked about parking requirements. Mr. Welch told the Board that when he got to Phase #2 he would have between 18 and 24 employees, and that when he was all done somewhere 40 and 50 people. Mr. Welch said that he did not consider parking as a serious problem. The Board told Mr. Welch that he would need one (1) space for every three (3) employees. Kathy Moody asked if there were any further questions. The Board told Mr. Welch that when he goes ahead with this, that 15 to 20 years from now, barring any changes in the Zoning Ordinance, that the two (2) houses would have to have two (2) acres each if he was to sell. Don Turner told the Board that he was here in his capacity as Chairman of the Industrial Commission and the realtor handling this sale. He told the Board that there was some discrepancy in the acreage. The tax maps show 10.7 acres and the deeds show 14 acres. Mr. Turner said that they decided to stay with the tax maps figures. The Board asked Mr. Welch if he planned to have any access out to the Alfred Road. Mr. Welch said that he has not considered it. Mr. Turner said this was a private access, and that the Town vacated its interest in it in 1982. Roland Denby made the motion that the Board approve the plan as presented to expand the existing building from 4,000 square feet to 22,500 square feet, and also to relocate a second dwelling unit under Subsection 3.06.03, Subparagraph 17. Frank Griggs seconded. Unanimously approved.

2. <u>Peter Boutet:</u> Property located on Map 19, Lot 40, Zoned V. Mr. Boutet is in the process of purchasing this property on Pearl Street. This is presently a two family, two-story building, and he would like to put a two (2) room studio apartment where the attic space is now. The Board asked him if he had his Plumbing Permit. Mr. Boutet told the Board that there is a 1000 gallon septic tank and 20' x 45' leechfield that was put in in 1983. Mary Elizabeth Smith made the motion that this application be approved as presented under Subsection 3.04.02, Item B.1. Charlot Lake seconded. The Board discussed this, and Mary Elizabeth Smith withdrew her motion, and Charlot Lake withdrew her second. Roland Denby made the motion that this application be approved as presented under Subsection 3.04.02, Item B.1, "the proper expanse of a non-conforming use." Mary Elizabeth Smith seconded. Unanimously approved.

3. <u>Eudore Dube:</u> Property located on Map 37, Lot 10, AR zone. Grandfathered lot. Mr. Dube would like to add on a second floor with three (3) bedrooms. This is a yearround residence. This would give him five (5) bedrooms. Frank Griggs made the motion that this be approved as presented under Sections 3.03 and 2.08, subject to this meeting the Plumbing requirements. Mary Elizabeth Smith seconded. Unanimously approved.

4. <u>Robert Paquette:</u> Property located on Map 32, Lot 6. Mr. Paquette would like to build a 14' x 28' garage. This would be 7' from the sideline, 5' from Mr. Dutremble, and 28' to 30' to the right-of-way to the rear. The house would be 35' from the lake, and the garage would be 49' from the lake. The Board told Mr. Paquette that the Planning Board cannot go 7', only to 10' from the sideline. The Board told him that he would have to go to the Zoning Board of Appeals and ask for a variance. This application will be returned to Van Foglio as the Board was unable to act as there was a variance required. 5. <u>Wesley Leighton:</u> Mr. Leighton would like clarification on the Subdivision Regulations. Mr. Leighton told the Board that he sold one (1) acre of a twenty (20) acre piece to his Uncle four (4) years ago, and that he would like to sell another piece. The Board told Mr. Leighton to see his attorney.

VI Adjournment.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Roland E. Denby Vice Chairman

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:30 p.m. October 10, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody, Chairman.
- I The minutes of the September 27, 1984 meeting were unanimously approved.
- III Appointments:

8:00 p.m. Bill Chipman—YCHDC 8:45 p.m. Bruce Folsom

IV Communications

1. Letter from Selectmen regarding Hazardous Waste Ordinance. Kathleen Moody read the letter to the Board. Roland Denby suggested that the Planning Board send out the letter drafted by the Planning Board. Mike Hammond seconded. Unanimously approved. The Board decided to do this because it is impossible for one member if contacted to make a judgment as it is a Board decision. The Board will send a memo to the Selectmen.

2. Copy of letter from the Selectmen to Stu Gannett—Southern Maine Finishing Corporation. Sometime in November the Board will be touring Southern Maine Finishing. The Board acknowledges receipt of this.

3. Folder from American Planning Association. The Board acknowledges receipt of this.

4. Booklet from the Planners Bookstore. The Board acknowledges receipt of this.

5. Copy of a memo from the Planning Board to the Selectmen regarding the Hazardous Waste Ordinance application being sent to every business in Town. This was read to the Board by Kathy Moody. The Selectmen would like an application be sent to every business.

6. Letter from Thomas Coward of Roger Elliott's office regarding the review of the Zoning Ordinance. The Board discussed the cost of this review. Kathy Moody will call and obtain an estimate of this review.

V New Business:

1. <u>Bill Chipman—YCHDC & Steve Blatt, architect:</u> Mr. Chipman told the Board that YCHDC has an option on the property across the street from the Town Hall. They are proposing four (4) buildings with four (4) units in each building. There will be three (3) one (1) bedroom units and one (1) efficiency unit. (An efficiency unit means the living room and bedroom are one (1) room.) Mr. Blatt told the Board that each building has an access from the back for cars and a porch in front. Charlot Lake asked if there were supposed to be two (2) parking spaces for each unit. Mr. Blatt said one and one-half. Mr. Blatt also told the Board that the soils test had been taken and that it was excellent for sewer. The Board asked what kind of heat would be in the buildings. Mr. Chipman said that it would be hot water baseboard heat. Charlot Lake mentioned

that there were not washer and dryer facilities in each building. Mr. Blatt said that there were two (2) washers and dryers in the community building. Ms. Lake said that that would be her objection, and that you would not expect elderly people to go outside to do their laundry. Mr. Chipman said that they used to put laundry facilities in each unit, but because of a change in the administration it was said to be an amenity, and they had to take it out. Mr. Chipman said that they had no control over it. Frank Griggs asked if this would be based on income. Mr. Chipman said that 30% of their income is for paying the rent. These would be rented to people 65 and older, and handicapped people 18 and over. Mr. Chipman said that the maximum income that could be made by people would be between \$13,500. and \$14,000. Mr. Blatt told the Board that there would be a maintenance man there everyday. Mr. Chipman informed the Board that a separate corporation will be used for this corporate development. He explained that they cannot take money from this project to spend on any other project. Kathy Moody asked if low income single parents would qualify. Mr. Chipman said that HUD says they must meet the definition of "elderly". There is an agreement that states that this will remain elderly housing for 40 years. Ms. Lake asked if there would be thermostats in each apartment. Mr. Blatt said that there would be one (1) thermostat in each apartment. Mr. Blatt also explained that one (1) unit would be equipped for the handicapped. Mr. Chipman said that the apartment for the handicapped is hard to rent. Mr. Blatt told the Board that a handicapped apartment has a bigger bathroom with special grip bars. The other apartments will also have grip bars in the bathrooms. Kathy Moody asked about the sewerage. Mr. Chipman explained that there will be a central field and tank. There are eight (8) dug and tested pits down four (4) inches or more. These tests show gravelly sandy soil. Only a small system is required under the State Plumbing Code. Charlot Lake if there would be just one (1) well for the sixteen (16) units. Mr. Chipman answered yes. Mr. Blatt said that this would be on a four (4) inch slab on grade with a perimeter trench 4 1/2' below. There will be an eight (8) inch concrete wall and twelve (12) inches of fresh and compacted gravel. Ms. Lake asked if this was on a cement slab wouldn't the peoples feet be cold. Mr. Blatt explained that 4 1/2' down the ground is always 55 degrees. They will dig a hole with a concrete perimeter. Ms. Lake asked how the floor would stay warm. Mr. Blatt said that it would because the earth is warm. Kathy Moody asked if the floors would be carpeted or tiled. Mr. Blatt said that the kitchen and bathroom would be vinyl. Ms. Lake asked who would operate and manage this. Mr. Chipman said that YCHDC will. Kathy Moody asked how there could be a foreclosure. Mr. Chipman said that 30% of the peoples income would pay the rent, and a program subsidizes the rest. YCHDC pays them back. Charlot Lake asked if HUD could foreclose on the mortgage. Mr. Chipman said that they could but they would be obligated to find another entity to manage this. Mr. Chipman said that YCHDC could sell but only with HUD's approval. Roland Denby asked what the next step would be. Mr. Chipman said that YCHDC would need a letter of approval; this letter of approval and six (6) more sets of drawinos would oo to HUD for approval. YCHDC will obtain a firm commitment and the project will then go out to bid. Ms. Lake asked if these plans are recorded in the Registry of Deeds. Mr. Chipman said not generally. Mr. Blatt said that they would be in the Town Hall as they will need a building permit. Kathy Moody asked the Board if they were satisfied with this plan as presented and if they were prepared to make a decision. Roland Denby made the motion that the YCHDC plans be approved as submitted under the provisions of Subsection 3.04.03, Conditional Uses and Structures, A-1, and Sections 4.01, 4.02 and 4.03. Mike Hammond seconded. Four (4) approved, one (1) opposed.

2. <u>Bruce Folsom</u>: Property located on Map 39, Lot 1, Zoned A.R. Grandfathered lot. Mr. Folsom would like a permit to build a 30' x 26' garage. Frank Griggs asked if the Board needed a sketch plan. Kathy Moody said that the plan represented a sketch plan but that the Board needed all the dimensions. Mr. Folsom told the Board that he would be over 100' from the shore, and 100' from the corner of his house to the right-of-way. Roland Denby said that the Board could approve it on the condition that Mr. Folsom meet the setback requirements. Mike Hammond made the motion that the Board approve this as presented under Subsection 3.06.03 and Section 3.03 provided that Mr. Folsom meet the shore, side and rear setback requirements. Charlot Lake seconded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 9:20 p.m.

Respectfully submitted. mm

Michael L. Hammond Secretary/Treasurer

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Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:40 p.m. October 25, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman.
- II The minutes of the October 10, 1984 meeting were unanimously approved.
- III Appointments:

1. 8:00 p.m. Dana Blackburn 2. 8:30 p.m. Richard Gagnon

IV Communications

1. Copy of letter to Richard Gagnon from Van Foglio regarding the possible sale of property located on Map 1, Lot 19. Mr. Foglio informed Mr. Gagnon that he would need 40,000 square feet of land for each apartment for the sale.

2. Memo from Selectmen regarding the Hazardous Waste Ordinance sent out by the Planning Board. The Selectmen request a copy of the letter for their files. This has been done.

3. Notice of Decision—ZBOA—Robert Paquette. The Board acknowledges receipt of this.

V New Business:

1. Kathy Moody told the Board that YCHDC has presented one (1) set of plans to the Zoning Board of Appeals for a variance and the Planning Board with another set of plans. The Board discussed this, and Frank Griggs made the motion that the Board table this until later during the meeting. Charlot Lake seconded. Unanimously approved. After the appointments the Board discussed this further. The plans that were presented to the Planning Board does not compute out to 40,000 square feet per unit. The Board discussed sending them a letter telling them of this discrepancy. Charlot Lake made the motion that the Planning Board acquire the services of Sebago Technics, Walter Stinson Engineer to survey the property in question subject to the approval of the Selectmen. Frank Griggs seconded. The Board then discussed talking this over with the Selectmen. Charot Lake withdrew her motion, Frank Griggs withdrew his second. Kathy Moody will discuss this with the Selectmen.

2. <u>Dana Blackburn:</u> Mr. Blackburn would like to add twenty (20) additional campsites to his campground. He has had the soils test taken, but has not received the results. He understands that he must have 5,000 square feet per site. Mr. Blackburn told the Board that he has three (3) acres that he would like to put them on. He also said that he could probably put on twenty-four (24), but he wants twenty (20). He would like to put in ten (10) this year and ten (10) next year. The Board asked if this has been surveyed. Mr. Blackburn answered no. The Board asked if this would be using all of the land there. Mr. Blackburn answered no that he has sixty (60) acres. The Board also asked if the lighting and other facilities would handle the added twenty (20) sites. Mr. Blackburn said yes, but that he would have to go with a different water pump. Ms. Lake mentioned Section 7.02. Kathy Moody asked what constitutes an all-weather road system. Roland Denby said that it was a private road, but that it

would have to meet road standards, and asked Mr. Blackburn if he had a copy of Section 7.02. Mr. Blackburn said that he did have a copy. Mr. Blackburn told the Board that he is already permitted for eighty (80) sites. He understands that the Town permit runs out every two (2) years. The state has been there and said that everything if alright. He would like to make these twenty (20) with sewer. Kathy Moody asked if he would be back after these twenty (20), and Mr. Blackburn answered no. The Board asked if each site would have septic. Mr. Blackburn said that yes they would. He has to have a 3,000 gallon septic system. He is going to separate it into two (2) 1,500 gallon septic systems. He presently has thirty-nine (39) sites that have sewer. The Board asked the usual length of stay of campers. Mr. Blackburn said that some stay all season and leave their trailers in the winter. The Board asked if he had a dumping place, and Mr. Blackburn said he did. The Board discussed whether they should have plans or anything. Mr. Blackburn said that Mr. Foglio had told him to bring in a diagram. Mr. Blackburn said that the State tells him the size of the septic system and the size of the leechfield and where they will be put. The Board asked if he had a map of your lots. Mr. Blackburn said that he did not. The Board asked how often the State inspected the campground. Mr. Blackburn said once a year. Kathy Moody asked the Board what they should do with this. Frank Griggs made the motion that this be approved as long as Mr. Blackburn complies with Section 7.02 of the Zoning Ordinance. Roland Denby seconded. Unanimously approved.

3. Dick Gagnon: Property located on Map 1, Lot 19, Zoned Village. Mr. Gagnon has received a letter from the Building Inspector which the Board has a copy of. Mr. Gagnon has been told that he must have 40,000 square feet for each apartment if order to sell this property. The Board asked when Mr. Gagnon added the three (3) other apartments. Mr. Gagnon said ten (10) years ago. Mike Hammond asked when he built his house. Mr. Gagnon said in 1970. Mr. Gagnon said that he has two (2) separate deeds. He purchased the garage in 1955, and bought the adjoining lot in 1958. Kathy Moody asked whose names the deeds were in. Mr. Gagnon said both he and his wife's. The Board told Mr. Gagnon that he would have to comply with current Zoning. Mike Hammond and Roland Denby had questions as to whether this was so or not. Roland Denby read from the Handbook for Local Planning Boards: A Legal Perspective, "pre-recorded non-conforming unimproved lots that are adjacent and owned by the same person". Roland Denby said that Mr. Gagnon's lot was improved, and wondered if that made a difference or not. The Board suggested that Mr. Gagnon seek an attorney's opinion. Mr. Gagnon also made reference to the 16 acres that he owns across the street from the garage. He said that it is in one (1) name.

4. Mike Hammond told the Board that he believed that the Board has been mistaken concerning existing non-conforming use and structures on page 42 of the Zoning Ordinance. He said that this does not mention anything about combining lots. In Mike Hammond's opinion the contiguous lot pertains only to the unimproved lots in Section 9.05. The Board discussed this, and decided that they should talk to the attorney. Charlot Lake made the motion that Kathy Moody ask Roger Elliott for his legal opinion of Sections 9.01, 9.02, and 9.05. Mike Hammond seconded. Unanimously approved.

5. The Board also discussed the Board's suggesting to people to see their attorney. A lengthy discussion was held as how to word this. The Board also discussed the possibility of obtaining advance notice of what people would like to go over with the Board. Charlot Lake made the motion that Kathy Moody request Roger Elliott come to the Board's next meeting on November 14, 1984 at 7:30 p.m. Frank Griggs seconded. Unanimously approved.

VI <u>Adjournment.</u>

The meeting adjourned at 10:22 p.m.

Respectfully submitted,

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Michael L. Hammond Secretary/Treasurer

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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:40 p.m. November 14, 1984

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith. Kathleen Moody Chairman.
- II The minutes of the October 25, 1984 meeting were unanimously approved.

III Appointments:

7:30 p.m. Roger Elliott Bill Chipman—YCHDC Steve Brunette—C & S Development Corp. Frank Locker—Portland Design Team—MHS

IV Communications

1. Letter from GTE Sylvania regarding the Hazardous Waste Ordinance stating that they would be exempt. Their reason being that they store less than one thousand (1,000) kilograms per calendar month. The Board acknowledges receipt of this.

2. Copy of letter from the Selectmen to YCHDC regarding their plan that was submitted to the Planning Board. The Board acknowledges receipt of this.

3. Letter from Central Maine Power with new forms for electric service which now includes reference to shoreland area property. The Board gave the forms to Van Foglio and acknowledges receipt of this letter.

4. Newsletter from Records and Retrieval Report. The Board acknowledges receipt of this.

5. Copy of letter from the Planning Board to Roger Elliott regarding his meeting with the Board. Material for his information was enclosed. The Board will file this.

6. Copy of letter from the Planning Board to Frank Locker of Portland Design Team accepting the BOCA building code with regard to the school construction. The Board will file this.

7. Report on Hazardous Waste material from Monsanto concerning the sand pit on the Old Alfred Road. The Board acknowledges receipt of this.

V New Business:

1. Kathy Moody requested that Wesley Leighton be sent a letter requesting a letter from his attorney regarding the sale of a one (1) acre piece of property.

2. <u>Roger Elliott</u>: Selectmen Bob Fay & Andrew Woodsome, Jr. joined the meeting at this point. Mr. Elliott was asked to clarify for the Board Sections 9.01, 9.02, and 9.05. The Board discussed what Richard Gagnon had been before the Board for. Mr. Elliott said that he believed that the two (2) lots became immediately combined. Mr. Elliott read from volumes of the "Maine Revised Statutes Annotated". Mr. Elliott said that the Board would have to require Mr. Gagnon to have 200,000 square feet of land in order to sell the garage with four (4) apartments. The Board also discussed what Wesley Leighton had been before the Board for. Mr. Leighton wanted to sell another one (1) acre piece of property out of his twenty (20) acre parcel. Mr. Eliott presented the Board with a copy of examples of subdivisions that he received from the State Planning Office. The Board then asked Mr. Elliptt about the McAuliffe case. Mr. Elliott said that he had called the broker and told her that he would be at tonight's meeting, and that he could then be apprised of the facts. Kathy Moody said that the title searchers will not approve the title because they believe it is an illegal subdivision without obtaining subdivision approval. Kathy Moody said that Mr. McAuliffe bought the property (Lot 7) thirteen (13) years ago. He then sold Lots 7-A and 7-B. Mr. Elliott said that he believed the sales occurred in the 1971 - 1973 range. Mr. Woodsome said that Mr. McAuliffe bought the farm, sold it and built a house in the field which he retained for several years for his mother. Mr. Elliott said that you can sell one (1) lot every five (5) years. He stated that these have run to date, and that no court would say that it was sold too early. He also said that the forty (40) acre exemption might apply. Mr. Woodsome said that there were fifty (50) acres on that site. Mr. Elliott also said that he tried to convince the title attorney because of the passage of time not to worry about it. Mr. Woodsome said that Central Maine Power bought the power line which then separated the lots. The Board also asked Mr. Elliott when they should be receiving the review that Tom Coward is working on. Mr. Elliott said that it should be coming shortly. Kathy Moody then asked about executive session. She asked if it is necessary to specifically state what material the Board will be discussing and not be able to deviate from it. Mr. Elliott said that that was right. He also said that the Board could not make any decisions in an executive session. The Board asked if workshops and on-site inspections should be publicized. Mr. Elliott said that they should. Mr. Elliott said that an agenda for the Board's meeting should be put in the Town Hall.

2. Bill Chipman—YCHDC: Kathy Moody asked Mr. Chipman if he had a large scale plan. Mr. Chipman said that he had submitted one previously. Mrs. Moody said that the Board has two (2) plans that were submitted: one (1) to the Zoning Board of Appeals and another to the Planning Board. She said that neither plan was in agreement with what she had received last Friday. She asked Mr. Chipman to explain to the Board why there was a discrepancy in these two (2) plans. Mr. Chipman said that the plan presented to the Zoning Board of Appeals was based on the consideration of re-zoning, higher density compared to lower density. He said that the Zoning Board of Appeals had accommodated them. The plan brought before the Planning Board was the site plan. Kathy Moody asked if they were requesting the ZBOA to grant the higher density. Mr. Chipman said that that was right. Mrs. Moody said that on the Notice of Decision that the ZBOA mentions fifteen (15) acres, sixteen (16) units on fifteen (15) acres. Mr. Chipman said that they had told them an estimated seventeen (17) acres and that they would be buying fifteen (15) acres. He said that they did not have the survey when they went before the ZBOA. The Board asked Mr. Chipman how many acres they had. Mr. Chipman said that they had fifteen (15) acres. The surveyor had made a mistake. The surveyor made the assumption that the land that the garden is on was owned by Mr. Woodward, but did more research and found that it was owned by the Huntress'. The Board told Mr. Chipman that he needed 640,000 square feet for sixteen (16) units. Mr. Chipman said that he has 653,400 square feet. The Board said that he would not be given a Building Permit until he brought in a deed stating that he has fifteen (15) acres. Mr. Chipman said that they would not be applying for a Building Permit until they go through HUD. He also said that HUD may request some changes that would have to come back before the Board. The Board said that the acreage would have to stay fifteen (15) acres. Mr. Chipman said that their attorney is drafting the deed. Mr. Chipman told the Board that they are at the Conditional Commitment

stage which would take between 30 - 60 days to process. The next step will be for a Firm Commitment which will take another 30 - 60 days assuming that it is in order. They will then be in the process to close and possibly purchase the land. They have to go through a bidding process. More documentation is then required, the bids come in, are reviewed, and sent to HUD. The bids are then awarded and then they are ready to apply for a Permit. He said that HUD wants them under construction in the spring. The Board asked Mr. Chipman that if at anytime did he intend to purchase all of Lot 19. Mr. Chipman answered no. Kathy Moody asked if there were any further questions. Mr. Woodsome said that he thought there were too many surveys for that lot, and asked if the square footage was going to change. Mr. Chipman said not unless the surveyor comes back and says that he has missed something. The Board asked how much land will be left. Mr. Chipman answered 1 1/3 acres.

3. Steve Brunette—C & S Development Corp.: Property located on Map 4, Lot 45, Zoned AR. Proposed three (3) lot subdivision. Mr. Brunette asked Mr. Elliott about being able to count the land to the middle of the easement. Mr. Elliott said that his letter did not deal with ownership. Mr. Brunette said that on his preliminary plan that it included to the center of the road (16' to the center of the road.) The Board asked if there would be information at Thompson's Point regarding this. Mr. Brunette said that he has talked with them and he was told that they did not have anything to do with it. Mike Hammond said that one (1) end of this road was discontinued at Town Meeting. Ms. Lake said that there should be an instrument recorded somewhere. Mr. Brunette said that the land goes back to the original owner or the abuttors. The Board believes that this was state land at one time. The Board asked about the driveways on Route #202. Mr. Brunette said that there would be two (2) driveways on Route #202. Kathy Moody said that there was no visbility there at all. Roland Denby said that the driveways will have to conform with site distances. Ms. Lake asked why there couldn't be just one (1) drive way for an accessory road. Mr. Brunette said that the only place you could do that has a twenty (20) foot banking. The Board told Mr. Brunette that he had submitted his sketch plan back in April, and that he would have to resumit another sketch plan. The Board checked the requirements in the Subdivision Regulations. The Board told Mr. Brunette that the culverts would have to be marked on the final plan. Mr. Brunette was also told that he must be very careful not to block drainage off a state highway. The Board at this point in the meeting went on while Mr. Brunette filled out applications. The Board was not comfortable concerning the road. Ms. Lake read the deed and said that the deed did not include the road. The Board said that this plan was not adequate in that it does not have the culverts on it. Mr. Brunette asked if the Board would approve a preliminary plan with conditions. The Board said that it could. Roland Denby made the motion that the Board approve the sketch plan and preliminary plan provided that the folowing conditions are met: 1. Location of culverts are located. 2. Any building in the area that all existing drainage features be retained to the maximum extent possible. 3. The problem that the Board has along the highway be resolved. This should be answered by appropriate authority. Frank Griggs seconded. Unanimously approved. Mr. Brunette asked what "appropriate authority" meant. He asked if he went back and found documentation and presented it would that be proof. The Board told him that it would not be acceptable. The Board told Mr. Brunette that they want a letter from his attorney to certify this. The Board also told Mr. Brunette that he has ninety (90) days to have his final plan into the Board. He was also told that the Board needed a copy of the letter that he sent to the abuttors (within 200 feet), and copies of the certified mail receipts. Mr. Brunette is on the agenda for Wednesday, November 28, 1984 at 7:45 p.m.

4. <u>Frank Locker—Portland Design Team:</u> Mr. Locker was before the Board to present the site plan for approval of parking and setback requirements for the new

proposed addition to the high school. Mr. Locker told the Board that the school is currently designed for 600 students. The new addition will capacitate 925 students. Mr. Locker also told the Board of the two (2) major problems that they have tried to solve. 1. The corridor problem, and 2. the side traffic problem. He had two (2) site plans. One was originally proposed which involved existing parking on the back and reorganizing parking. This has clockwise circulation. The other plan drops the herringbone parking which the first plan has. The setbacks are fifty (50) feet back from the closest end, and approximately seventy-five (75) feet on the new additions. The parking requires one (1) space for every four (4) students and one (1) space for every three (3) employees which is a total of 258 required spaces. The plans call for 260 spaces. The Board asked what the total cost of this project was. Mr. Locker answered \$3,500,000.00 for a 50% increase in capacity. Kathy Moody asked what the exterior would be. Mr. Locker said masonry. The Board also asked about drainage. Mr. Locker told the Board that the new addition would have a gabled roof and there would be some internal drains. The Board also asked about financial accountability for problems such as leaks in the roof. Mr. Locker said that it would be the Portland Design Team's problem. The Board also asked about a second floor. Mr. Locker said that his firm has done an analysis of the building, and the building was not designed to have a second floor. Ms. Lake asked about the heating of the building. Mr. Locker said that there is an existing oil-fired boiler, and the new addition can be put on without adding to the boilers. Roland Denby asked what the height would be. Mr. Locker said that it would be twenty-six (26) feet at the top of the new auditorium. He also told the Board that they have had two (2) reviews with the State Fire Marshalls Office. Mike Hammond made the motion that the Board approve the parking and setbacks provided that they meet the Zoning Ordinance provisions as of this date. Charlot Lake seconded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 11:20 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:00 p.m. November 28, 1984

- I <u>Rollcall</u>: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathleen Moody Chairman. Roland Denby conducted the meeting until Kathy Moody arrived at the meeting.
- II The minutes of the November 14, 1984 meeting were approved with the following corrections:
 - 1. Mike Hammond gave a treasurer's report. Balance of \$425.80.

2. The Board discussed changing their next regular meeting from November 22, 1984 to November 28, 1984 because of the holiday.

III Appointments:

- 1. 7:45 p.m. Steve Brunette
- 2. Bill Chipman—YCHDC
- 3. Paul Gendron

IV Communications

1. Letter from David Tirck regarding the Lake Arrowhead clubhouse. He would like to be advised of any hearings by any of the Town Boards. The Board acknowedges receipt of this.

2. Letter from Dionne & Brunette with a copy of the letter sent to abuttors regarding the Chestnut Hill subdivision. There was also a list of the abuttors. The Board acknowledges receipt of this.

3. Survey map of Maurice Lamontagne's property. This was given to Roland Denby by Van Foglio. The Board has done an on-site on this property. The dimensions that the Board had given him would force Mr. Lamontagne to build a diamond shaped house, he is requesting that the dimensions be changed. Frank Griggs made the motion that Mr. Lamontagne come in and show the Board how he plans to place the house on his lot. Charlot Lake seconded. Unanimously approved.

4. The Board discussed the letters the members had received from the Selectmen regarding the tour of Southern Maine Finishing Corporation to be held on November 29, 1984. Roland Denby, Frank Griggs, and Kathy Moody will attend.

5. The Board looked at an Application To Be Placed on the Planning Board Agenda form and, and a Notification of Placement on Planning Board Agenda. The Board discussed these. These forms would give the Board advance notice of appointments and what the Board will be looking at. Frank Griggs made the motion that the Board adopt both forms. Mike Hammond seconded. Unanimously approved.

V New Business

1. <u>Steve Brunette—C & S Development Corp.</u> Chestnut Hill subdivision. Mr. Brunette brought a copy of the certified mail receipts for the Board's records, and had ten (10) copies of the final plan. The Board is concerned with the fact that Mr.

Brunette has 243,000 square feet of land, and he needs 240,000 square feet. A total of 18.000 square feet comes from the road that abuts this property. The Board wants to make sure that this 18,000 square feet can be included in these lots. Mr. Brunette had a letter from Ronald Bourgue stating that he has talked with Walter Grav who has informed him that Old Route 202 was never a State owned highway. He also mentions in his letter that in 1982 the Town of Waterboro approved to discontinue this portion of Old Route 202. Mr. Brunette mentioned State Statute Title 23. Chapter 2051. and another Title 33, Chapter 7. The Board will look these up downstairs when they have access to them. The Board held a lengthy discussion regarding this. The Board also figured out the lot sizes to see if they met the Subdivision & Zoning Regulations. The Board also discussed where the setbacks should start, from the center of the road or from the edge of the road. The Board asked Mr. Brunette if the deed he received included the land to the center of the road. Mr. Brunette said that it did not. The Board questioned whether Mr. Brunette owned this land or not. Charlot Lake made the motion that the Board table this until the Board can examine Title 23. Chapter 2051 and Title 33, Chapter 7. Frank Griggs seconded. Unanimously approved. The Board told Mr. Brunette that they would be in touch with him within sixty (60) days.

2. <u>Paul Gendron:</u> Property located on Map 41, Lot 27. Mr. Gendron was before the Board on September 12, 1984. The Board decided to hold an on-site inspection on this property on Monday, December 3, 1984 at 2:00 p.m. The Board members will meet at the Town Hall at 1:50 p.m.

3. <u>Bill Chipman—YCHDC:</u> Mr. Chipman gave the Board a copy of the legal description of the land and an opinion from their attorney. Mr. Chipman was before the Board because HUD did not disapprove the plans, but wanted some changes made to them. They have now tied two (2) buildings together which will eliminate two (2) of the boiler rooms. They will also be adding another washer and dryer. Mr. Chipman told the board that HUD's cost containment policy is becoming extremely strong. The Board asked if the exterior appearance would be changed. The porches will be eliminated. The Board was concerned with there being only one (1) way of ingress and egress. The Board would like to see two (2). Mike Hammond read Section 17.4 B from the National Building Code. Mr. Chipman also told the Board that the paving and the number of walkways have been reduced. YCHDC will propose more plantings around the buildings. Mike Hammond made the motion that the Board require each dwelling unit to have a second means of egress. Charlot Lake seconded. Unanimously approved. The Board asked if the second egress would be maintained in the winter. Mr. Chipman said that YCHDC would ask for the money and that the government is usually good about it. Mr. Chipman also told the Board that YCHDC's first effort would be to try to get a tenant to be a caretaker. Kathy Moody asked the Board if they were satisfied with the plan as presented. Mike Hammond said that he was with the condition that there would be an additional exit for each dwelling unit. Mike Hammond made the motion that the Board accept this new site plan dated November 28, 1984 as presented with the condition voted upon earlier at this time. Frank Griggs seconded. Unanimously approved.

4. The Board discussed a letter Kathy Moody had received from Bob Fay regarding people on the Middle Road storing old oil or gas. The Board will send them a copy of the Hazardous Waste Ordinance and an application.

5. The Clerk showed the Board the letter she had received from Bob Fay pertaining to submitting her bill to the Board for approval before the Town will pay it. The Board said that this was the way that it should be. Mike Hammond abstained from the discussion. The Board decided that the Clerk will submit her bill to the Chairman for approval for payment.

6. The Board discussed their Budget for 1985. They discussed their having 20 meetings a year and some supplies that they would like to purchase. The Board also discussed giving the Clerk a raise. Mike Hammond abstained from discussion and voting. Charlot Lake made the motion that the Clerk, Lesley Hammond's salary be raised \$2.00 an hour bringing it to \$6.00 an hour effective November 29, 1984. Roland Denby seconded. Four (4) approved, one (1) abstained.

VI Adjournment.

The meeting adjourned at 10:15 p.m.

Respectfull submitted,

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Michael L. Hammond Secretary/Treasurer

Regular Meeting of the Waterboro Planning Board Meeting called to order at 7:30 p.m. December 12, 1984

- I <u>Rollcall</u>: Frank Griggs, Mike Hammond Charlot Lake in attendance. Roland Denby conducted the meeting.
- I The minutes of the November 28, 1984 meeting were unanimously approved.
- III Appointments:

There were no appointments for this meeting.

IV Communications:

1. Folder from Maine Conservation Commission Trust. The Board acknowledges receipt of this.

2. Letter from the East Waterboro Baptist Church regarding the Hazardous Waste Ordinance letters that the Board mailed. Roland Denby read this to the Board. The Board acknowledges receipt of this.

3. Copy of letter to Roger Elliott from the Board regarding Chestnut Hill Subdivision. Roland Denby read this to the Board.

4. Subscription notice from the Maine Townsman magazine. Mike Hammond will take care of this.

5. Booklet from Island Institute. The Board acknowledges receipt of this.

6. Copy of the 1985 budget request for the Planning Board. Roland Denby read this to the Board.

7. Copy of letter from David Tirck to the Selectmen regarding Lake Arrowhead. The Board has previously received a letter from Mr. Tirck. The Board acknowledges receipt of this.

V New Business:

1. The Board held an on-site inspection on November 29, 1984 to Southern Maine Finishing Corporation. Frank Griggs, Roland Denby and Kathleen Moody attended. The members who attended told the Board that this was very informative.

2. The Board held an on-site inspection on December 3, 1984 on Paul Gendron's property. Roland Denby, Mike Hammond and Charlot Lake attended. Mr. Gendron wants to build a garage on this property. A lengthy discussion was held regarding this. The Zoning requires that this be built 100 feet from the shoreline, but Mr. Gendron wants to build it 73 feet from the shore. Frank Griggs made the motion that Mr. Gendron be required to build this garage 100 feet from the lake. Charlot Lake seconded. 1 approved 3 opposed. Mike Hammond made the motion that the garage be 130 feet from the front and no less than 73 feet from the side under Sections 2.07, 2.08, 3.05, 3.06, 3.07 and 3.08 of the Zoning Ordinance. Frank Griggs seconded. 3 approved 1 opposed.

3. YCHDC: Mike Hammond told the Board that Bill Chipman had called and he

needed another letter stating "two doors" instead of "two means of ingress and egress." This letter has been sent to Mr. Chipman.

4. The Board discussed having the second meeting in December, and Mike Hammond made the motion that the Board not hold their second monthly meeting in December which would be December 27. Charlot Lake seconded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

timmend

Michael L. Hammond Secretary/Treasurer