WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. January 9, 1985

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathy Moody Chairman.
- II The minutes of the December 12, 1984 meeting were unanimously approved.

III Appointments:

There were no appointments for this meeting.

IV Communications

- 1. Letter of resignation from Mary Elizabeth Smith. Kathy Moody read this to the Board. The Board acknowledges receipt of this.
- 2. Letter from Madge Baker at SMRPC regarding Chestnut Hill Subdivision. Kathy Moody read this to the Board.
- 3. Pamphlet from Regional Waste Systems. The Board acknowledges receipt of this.
- 4. Flood Insurance Study for the Town of Waterboro. The Board acknowledges receipt of this.
- 5. Letter from Roger Elliott regarding Chestnut Hill Subdivision. Kathy Moody read this to the Board. The Board acknowledges receipt of this.
- 6. Zoning Revisions from Tom Coward. Roland Denby will take them home and give a report on them at the next meeting.

V Old Business

1. <u>C & S Development:</u> Chestnut Hill Subdivision. Charlot Lake made the motion that the <u>Board send C & S Development Corporation a letter stating</u> the alternatives that he has on his plan as presented to the Board. Frank Griggs seconded. The Board discused this, and Charlot Lake withdrew her motion and Frank Griggs withdrew his second on the motion. The Board decided to send a letter stating that the Board has received the opinion of two (2) separate attorneys stating that C & S Development Corporation does not presently have sufficient square footage of land in the Town of Waterboro on that parcel to develop into three (3) building lots. C & S Development Corporation does presently have enough square footage for two (2) building lots for which he does not need Planning Board approval. Charlot Lake made the motion that the letter as read be sent to C & S Development Corporation. Frank Griggs seconded. Unanimously approved.

VI New Business

1. Kathy Moody told the Board that a gentlemen had called her who has a lease-sale option from Stu Gannett for Clint's Marine. There was discussion as to whether or not there was sufficient land for Mr. Gannett to sell it.

VII <u>Adjournment.</u>

The meeting adjourned at 8:56 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

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Frank Iniggs

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m. January 24, 1985

- I <u>Rollcall:</u> Frank Griggs, Mike Hammond Charlot Lake in attendance. Roland Denby conducted the meeting.
- II The minutes of the January 9, 1985 meeting were unanimously approved.

III Appointments:

There were no appointments for this meeting.

IV Communications

- 1. Memo from the Selectmen regarding any response to the Hazardous Waste Ordinance. Roland Denby read this to the Board. The Board will send a Memo to the Selectmen.
- 2. Application to be placed on the agenda—Beverly Dowd—To discuss the re-subdivision of lots #36, 37, 38, and 55 on the Plan of Buff Brook Estates. The Board discussed this and assumes that this must be treated as a new subdivision. The Board discussed the fact that the road needed to be brought up to standard before anything can be done. This was placed on the agenda for the February 13, 1985 meeting at 8:00 p.m.
- 3. Application to be placed on the agenda—Stephen Kasprzak—To present a sketch plan for an 8 lot subdivision on the Chadbourne Mills Road. This was placed on the agenda for the February 13, 1985 meeting at 8:30 p.m.
- 4. Application to be placed on the agenda—Robert Hamill—To discuss the resubdivision of Lot #2 of the Homestead Acres subdivision on Ossipee Hill Road into three (3) lots. This was placed on the agenda of the February 13, 1985 meeting at 9:00 p.m.
- 5. Application to be placed on the agenda—Wayne Dube—To discuss a used auto sales and service and new parts (no junkyard). This was placed on the agenda of the February 13, 1985 meeting at 9:30 p.m.
- 6. Newsletter from SMRPC. Roland Denby read this to the Board. The Board acknowledges receipt of this.
- 7. Brochure from Maine Coast Heritage Trust. The Board acknowledges receipt of this.

V New Business

1. Roland Denby reported to the Board his findings in the Zoning Revisions from Tom Coward of Smith and Elliott. Mr. Denby said that there were three types of changes suggested by Mr. Coward: 1. Mandatory changes which include changes regarding Manufactured Housing, conversion of seasonal homes, location of group homes, ground water, and variance and Superior Court appeals. 2. Permissive changes which include contract zoning and solar energy. 3. Miscellaneous changes which include Town Charters, posting of bonds, and municipal energy commissions.

VI Adjournment.

The meeting adjourned at 8:50 pm.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for February 13, 1985 meeting:

8:00 p.m. Beverley Dowd 8:30 p.m. Stephen Kasprzak

9:00 p.m Robert Hamill (Richard Garvin appearing)

9:30 p.m. Wayne Dube

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:45 p.m. February 28, 1985

I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathleen Moody Chairman.

II The minutes of the January 24, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Beverly Dowd 8:30 p.m. Stephen Kasprzak

9:00 p.m. Richard Garvin (Robert Hamill)

9:30 p.m. Wayne Dube 10:00 p.m. Richard Steves

IV Communications

- 1. Application to be placed on the agenda—David Greaton—To check on a grandfathered lot. This was placed on the agenda for the March 13, 1985 meeting at 9:45 p.m.
- 2. Application to be placed on the agenda—Alfred Hutchinson—To divide a parcel of land (located on Map 40, Lot 15, Zoned AR) on Little Ossipee with the intention of building. This was placed on the agenda for the March 13, 1985 meeting at 9:00 p.m.
- 3. Application to be placed on the agenda—Colby Sanborn—Planning to buy land and building on Lone Pond (located on Map 11, Lot 48). Would like to add two (2) bedrooms and a crawl space. This was placed on the agenda for the March 13, 1985 meeting at 9:15 p.m.
- 4. Application to be placed on the agenda—Paul L'Heureux—Would like a Building Permit for a second floor addition to existing camp. This was placed on the agenda for the March 13, 1985 meeting at 9:30 p.m.
- 5. Letter from Selectmen to Mary Elizabeth Smith accepting her resignation from the Planning Board. The Board acknowledges receipt of this.
- 6. Letter to the DEP and James Shildneck regarding waste material at Waterboro Hide Company. The Board acknowledges receipt of these.
- 7. Letter from Attorney Bruce Bergen regarding the possibility of a subdivision on property owned by Wesley Leighton. The Board decided to send a copy of this material to Roger Elliott asking for his opinion. The Board will take this home and read it.

V New Business

1. <u>Beverly Dowd—agent for Ray Mercier</u>—Mr. Mercier is the proposed buyer for this property in Buff Brook. The Board could not find copies of a survey that were left at the Town Hall. The Board decided to take this under advisement until they could take a look at the plans. Mr. Mercier told the Board that Mrs. Trafton (property owner) was anxious for the closing. The Board asked if the road had been fixed in front of this property. Mr.

Mercier told the Board that it is maintained by the Association, and that MSHA has approved the road in regards to a loan. Mr. Mercier told the Board that the road ends at Lot 30 and becomes a dirt road. This was put on the agenda of the March 13, 1985 meeting at 8:00 p.m.

- 2. Steve Kazprzak—Jim Van Wyck—Mr. Kasprzak is proposing a six (6) lot subdivision on the Chadbourne Mills Road. Mr. Kasprzak has a 200 acre parcel under contract. Mr. Kasprzak told the Board that there is good gravel and sand on this property for sewerage. Mr. Kasprzak said that if this subdivision should grow in the future he would consider underground power and utilities. He might also consider multi-family housing for rental in the future. The Board asked about driveways. Mr. Kasprzak said that there would be deed covenants in regards to common driveways. Mr. Kasprzak also requested five (5) foot contours. The Board agreed to five (5) foot intervals. The Board asked if this were to be developed further in the future if he would have recreation areas. Mr. Kasprzak said that he thought he would have to address that at that time. Roland Denby made the motion that the Board approve the sketch plan as presented, and that the Board hold an on-site inspection. Charlot Lake seconded. Unanimously approved. The date for the on-site was set for March 6, 1985 at 9:30 p.m. Mr. Kasprzak was put on the agenda of the March 13, 1985 meeting at 8:30 p.m.
- 3. Richard Garvin—representing Robert Hamill—Mr. Hamill would like to resubdivide a lot of 10.2 acres in Homestead Acres on the Ossipee Hill Road. Mr. Garvin gave the Board copies of the Hamill's deed. The Board asked about access to the road, and Mr. Garvin said that there would be no problem of getting into it. The Board decided to hold an on-site inspection before approving the sketch plan. The date for the on-site was set for March 6, 1985 at 11:00 a.m.
- 4. <u>Wayne Dube:</u> Property located on Route 202, known as "Tom's Garage"—The Board was given a copy of a contract for the purchase of this property. Mr. Dube would like to continue to operate a business. Mr. Dube told the Board that he would like to sell used cars with no junkyard. He would also like to in time obtain used car plates. The Board said that this is authorized as a primary use in the Village Zone. Beverly Dowd told the Board that this lot contains 26,250 square feet. Roland Denby made the motion that the Planning Board approve this under Section 9.01, which is "Existing Non-Conforming Use and Structures" of the Waterboro Zoning Ordinance as presented. Charlot Lake seconded Unanimously approved.
- 5. Richard Steves: Mr. Steves represents Leonard Roberts of Oregon. Mr. Roberts owns property on the Roberts Ridge Road. Mr. Steves told the Board that there should have been subdivision approval and that two (2) attorneys has missed it in their title searchs. There are existing homes on these lots. This started in 1971. Attorney Steves has obtained quit claim deeds and established boundary lines. Mike Hammond made the motion that the Board waive the sketch and preliminary plans and accept this as a three (3) lot subdivision named Roberts Subdivision. Charlot Lake seconded. Unanimously approved. Charlot Lake will record the plans at the Registry.

VI Adjournment.

This meeting adjourned at 10:52 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for the March 13, 1985 meeting:

8:00 p.m. Beverly Dowd—Raymond Mercier 8:30 p.m. Steven Kasprzak 9:00 p.m. Alfred Hutchinson 9:15 p.m. Colby Sanborn 9:30 p.m. Paul L'Heureux

9:45 p.m. David Greaton

WATERBORO, MAINE

nnnnnr Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. March 13, 1985

- I <u>Rollcall:</u> Roland Denby, Frank Griggs, Mike Hammond and Charlot Lake in attendance. Kathleen Moody Chairman.
- II The minutes of the February 28, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Beverly Dowd—Raymond Mercier

8:30 p.m. Steven Kasprzak

9:00 p.m. Alfred Hutchinson

9:15 p.m. Colby Sanborn

9:30 p.m. Paul L'Heureux

9:45 p.m. david Greaton

IV Communications

- 1. Kathy Moody read a note from Van Foglio concerning Smith & Woodward. They own a 43 acre parcel of land, and would like to build two (2) single-family dwellings on it without splitting the lot. The Board discussed this, and decided that they have no control over it where it is over forty (40) acres as long as they abide by the setbacks. The Board left Van a note to this effect.
- 2. Application to be placed on the agenda—Joseph Vitko. Would like a variance on sideline setbacks on Ossipee Lake. Approval was given to Steve Brunette on a cottage smaller than Mr. Vitko would like. Mr. Vitko was put on the agenda for Wednesday, April 10, 1985 at 8:00 p.m.
- 3. Letter from Roger Elliott concerning Wesley Leighton's possible subdivision. Mr. Elliott agrees with Bruce Bergen. The Board acknowledges receipt of this.
- 4. Memo from Madge Baker—SMRPC—Ms. Baker would like to have a member of her staff attend a meeting after talking with the Selectmen. The Board would like the Selectmen present at this meeting.
- 5. Mike Hammond gave a Treasurers report. The Board's checking account has \$433.19 as of February 28, 1985.
- 6. Roland Denby told the Board that Fred Pierce had called him and wanted to know what zone his property is located in.

V New Business

1. <u>Beverly Dowd—Raymond Mercier:</u> Al Dionne also attended this meeting. Mr. Dionne gave the Board a copy of a letter signed by the Selectmen regarding the road in Buff Brook. The Board asked to see copies of the quit claim deeds which change the boundary lines. Beverly Dowd showed these to the Board. The Board noticed that these deeds did not note the deed restrictions or the subdivision restrictions. The Board requested that these be put on the new plans. It was decided that the plans would be taken back to the surveyor for the addition of the restrictions, returned to the Chairman so that the Board members can go and sign them so that they may be

recorded. Charlot Lake made the motion that the Board approve the Buff Brook Estates lot revisions of Lots 36, 37, 38 and 55 subject to the addition of all covenants, conditions and restrictions on said Plan recorded in the York County Registry of Deeds in Plan Book 105, pages 12 to 17. Frank Griggs seconded. Unanimously approved.

- 2. Steve Kasprzak:Ossipee Woods Subdivision. Lot No. 1 is zoned Village, Lot No. 2 is zoned partly Village and AR. Lots No. 3 through 6 is zoned AR. The Board checked through the subdivision regulations and decided that everything has been complied with. Steve Kasprzak told the Board that the abuttors would be notified. The lot corners will be marked with posts. Roland Denby made the motion that the Board approve the preliminary plan for Ossipee Woods as submitted. Mike Hammond seconded. Unanimously approved. Mr. Kasprzak was placed on the agenda of the April 10, 1985 meeting at 8:30 p.m.
- 3. Alfred Hutchinson: Property located on Map 2, Lot 15, Zoned AR. Mr. Hutchinson would like to divide a piece of land on Ossipee Lake that already has two (2) cottages on it. They would like to put another cottage on it. The Board read Section 3.06.03 #1 to them which requires 80,000 square feet for each structure. The Hutchinsons asked about a variance, and the Board told them that they could go before the Zoning Board of Appeals.
- 4. <u>Colby Sanborn:</u> Property located on Map 11, Lot 48. Mr. Sanborn is purchasing a 24 foot square cottage on Lone Pond. He would like to add 18 feet on the back. This cottage is twenty (20) feet from the lake. This would not be any closer to the sidelines or the lake. Mike Hammond made the motion that the Board approve this under Section 3.03 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved.
- 5. Paul L'Heureux: Property located on Map 36, Lot 33, grandfathered lot. Mr. L'Heureux would like to go up eight (8) feet on his cottage. The Board told him about the thirty-five (35) foot height limit. Charlot Lake made the motion that the Board make an on-site inspection on this property. Frank Griggs seconded. Four approved. The date for the on-site is Friday, March 15, 1985 at 9:30 a.m.
- 6. David Greaton: Property located on Map 5, Lot 4, Zoned AR. Grandfathered lot. Mr. Greaton showed the Board a copy of his deed. He would like to put a home on this property. Roland Denby made the motion that the Board approve this under Section 9.05 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 7. The members of the Board who attended the on-site inspections on Kasprzak's property reported that everything was fine. On the Hamill property everything is also all right.
- 8. The Town Clerk requested that the Applications to be placed on the Agenda be mailed directly to the Planning Board. The Board approved of this change.
- 9. The Board would like a memo to the Selectmen indicating that they would like to have part of the selection process of new Board members.

VI Adjournment.

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for April 10, 1985 meeting:

8:00 p.m. Joseph Vitko

8:30 p.m. Steve Kasprzak 9:00 p.m. Richard Garvin (representing Robert Hamill)

WATERBORO, MAINE

Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. April 10, 1985

- I <u>Rollcall:</u> Frank Griggs, Mike Hammond, Charlot Lake and Dwayne Woodsome in attendance. Roland Denby conducted the meeting. Dwayne Woodsome was designated to vote.
- II The minutes of the March 13, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Joseph Vitko 8:30 p.m. Steve Kasprzak 9:00 p.m. Richard Garvin Paul L'Heureux Preston Gilpatrick (Merganser Corporation)

IV Communications

- 1. Letter from New England Telephone requesting that minutes of each Planning Board meeting be sent to them. The Board discussed this and decided that New England Telephone could call and request these themselves.
- 2. Notice from Saco River Corridor Commission informing the Board that Lake Arrowhead is going to put in a water pipe. The Board acknowledges receipt of this.
- 3. Notice from Saco River Corridor Commission regarding William McKinnen has filed to build a single family dwelling on Lots 1627 & 1628 in North Waterboro. The Board acknowledges receipt of this.
- 4. Letter of resignation from Kathy Moody from the Planning Board. Roland Denby read this to the Board. The Board acknowledges receipt of this.
- 5. Letter from Roger Elliott regarding the Leighton question concerning a possible subdivision. Mr. Elliott told the Board that he suggested that it would be appropriate to execute the Affidavit from Attorney Bruce Bergen to be recorded. The Board discussed this, and Frank Griggs wanted to know where the responsibility was for the Town. Mike Hammond, Roland Denby and Charlot Lake signed the Affidavit. This Affidavit proved to the three (3) members who signed it that this is not a subdivision from this point backward in time. The Clerk will return this executed affidavit to Mr. Bergen to be recorded.
- 6. Brochure from the National Wetland Symposium. The Board acknowledges receipt of this.
- 7. Brochure on a workshop for Land Use. The Board read this and decided that this workshop is for Code Enforcement Officers.
- 8. Roland Denby informed the Board that the Selectmen have asked the Planning Board for suggestion for new members.
- 9. Letter to Madge Baker regarding the Hazardous Waste Ordinance from the Selectmen. The Board acknowledges receipt of this.

- 10. Application to be placed on the agenda: Velda Welch. April 25, 1985 at 9:30 p.m.
- 11. Application to be placed on the agenda: Michael D. Norton. April 25, 1985 at 9:00 p.m.
- 12. Memo from the Selectmen to the Planning Board with suggested changes to the Hazardous Waste Ordinance. The Board acknowledges receipt of this, and will send a letter to the Selectmen asking them to send them to Madge Baker at SMRPC.

V Appointments:

- 1. Joseph Vitko: Property located on Map 38, Lot 32, Zoned AR. Grandfathered lot. Mr. Vitko has bought this lot from Steve Brunette. Mr. Brunette had been approved to have a 24' x 30' house on this lot. Mr. Vitko would like to build a 32' x 30' salt box style home. This would be about 21' from the sidelines. The Board decided to notify the abuttors to see if they had any objections. Letters will be sent to owners of Lots 31 & 33. Frank Griggs made the motion that the Board send a letter to the abuttors notifying them of this request and see if they have any comments or remarks. Charlot Lake seconded. Unanimously approved. Mr. Vitko was placed on the agenda of the April 25, 1985 meeting at 8:00 p.m.
- 2. <u>Steve Kasprzak:</u> Jim Van Wyck from Land Plan Associates was also present. Ossipee Woods Subdivision. Mr. Kasprzak submitted his final plan. Mr. Kasprzak has notified the abuttors and any objections were asked to be sent to the Planning Board. As of this date no letters of objection have been received. Charlot Lake made the motion that the Planning Board accept this plan as presented. Mike Hammond seconded. Unanimously approved.
- 3. Paul L'Heureux: Property located on Map 36, Lot 33. Frank Griggs, Charlot Lake and Roland Denby attended the on-site inspection. The Board was concerned with a new porch that was on this house. Mr. L'Heureux told the Board that he replaced the porch last year, and showed the Board a Building Permit that he had been given. He also told the Board that Van Foglio had told him that he didn't really need one because of the cost. Mr. L'Heureux also told the Board that he is going to use this yearround. The Board told him to see Van Foglio for a Conversion Permit. Mr. L'Heureux wants to raise the building. Charlot Lake made the motion that the Board grant the perit to raise the camp a story under Section 2.08 of the Waterboro Zoning Ordinance without enlarging the size of the building on the lot. Mike Hammond seconded. Unanimously approved.
- 4. Richard Garvin: Homestead Acres Subdivision. Frank Griggs, Roland Denby and Kathy Moody attended the on-site inspection. Roland Denby told the Board that the access looks good along the road, but that there were boulders that have been moved onto the lots. The lots will all meet the frontage requirements. Frank Griggs made the motion that the Board approve the sketch plan as submitted. Charlot Lake seconded. Unanimously approved. Mr. Garvin was put on the agenda for the April 25, 1985 meeting at 8: 30 p.m. (Mr. Garvin has since called and cancelled for this meeting. The gentlemen who digs his test pits is on vacation. He has been placed on the agenda for the May 8, 1985 meeting at 8:00 p.m.

- 5. <u>Preston Gilpatrick:</u> Merganser Corporation. This company is building the addition to <u>Massabesic High School</u>. The Board discussed the fact that this has been before the Board. This meets all the zoning requirements. Mike Hammond made the motion that the Board approved this addition and alteration to Massabesic High School under Section 2.08 of the Waterboro Zoning Ordinance. Frank Griggs seconded. Unanimously approved.
- 6. Norman Payeur: Property located on Map 8, Lot 12, Zoned AR. Grandfathered lot. Mr. Payeur wants to build a single family home, 26' x 40'. There was a note from Van regarding this. The Board had approved a trailer in 1984. Frank Griggs made the motion that the Board approved this as presented under Section 2.08 of the Waterboro Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

VI New Business:

- 1. Frank Griggs made the motion that the financial report from the Board be turned in quarterly. Charlot Lake seconded. Unanimously approved.
- 2. Mike Hammond will get in touch with Madge Baker to see when she is available to come and talk with the Board.
- 3. Roland Denby informed the Board that they should be electing new officers tonight. Mike Hammond made the motion that we wait until there is a full five (5) member Board before electing new officers. Frank Griggs seconded. Unanimously approved.
- 4. The Board discussed buying a bulletin board, easel and a calculator for the Planning Board. Frank Griggs made the motion that the Board purchase a $4' \times 6'$ bulletin board, an easel, and a calculator. Charlot Lake seconded. Unanimously approved.
- 5. Frank Griggs made the motion that on page 11, item 2 of the By-Laws for the Planning Board to have it read three (3) members being a quorum instead of four (4) members. Charlot Lake seconded. Mike Hammond said that he would like to have it kept to four (4) members as there as some decisions that this Board makes that he didn't believe three (3) people should make. One (1) approved, one (1) objected. Two (2) did not vote. Roland Denby suggested that this be brought up at the next meeting so that the Board members could think about it.

VΠ Adjournment.

This meeting adjourned at 10:40 p.m.

Respectfully submitted,

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Michael L. Hammond Secretary/Treasurer

Agenda for the April 25, 1985 meeting:

8:00 p.m. Joseph Vitko

8:30 p.m. CANCELLED (Richard Garvin) 9:00 p.m. Michael D. Norton 9:30 p.m. Velda Welch & Roy Hurlburt

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:41 p.m. April 25, 1985

I <u>Rollcall:</u> Frank Griggs, Mike Hammond, Charlot Lake and Dwayne Woodsome (arrived at 9:15 p.m.) in attendance. Roland Denby conducted the meeting.

II The minutes of the April 11, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Joseph Vitko Michael Norton (Did not show) 9:30 p.m. Velda Welch

IV Communications:

- 1. Copy of a letter to Kathy Moody from the Selectmen accepting her resignation from the Planning Board.
- 2. Copy of Selectmen's Meeting minutes regarding "Li'l Al's Pizza Barn". The Board discussed what was in the minutes regarding the septic system.
- 3. Copy of a memo from Madge Baker stating that she had been on the preparation of the HWO. She said that it had been done similar to the States Ordinance.
- 4. Letter from Bob Fay to Madge Baker stating that the Selectmen will look over the suggestions that she made regarding the HWO and get back to her.
- 5. Letter From William Goodrich who owns a 21 acre parcel located on Map 11, Lot 16. Mr. Goodrich would like to know how to subdivide this parcel. Mike Hammond made the motion that the Board would send a copy of the Zoning Ordinance and Subdivision Regulations to him. Frank Griggs seconded. Unanimously approved.
- 6. Letter from the State Planning Office who would like to send a member of their staff down to look through the Town's Subdivisions of the past ten years. The meeting will be held on May 7. Frank Griggs made the motion that Roland Denby represent the Board at this meeting. Charlot Lake seconded. Unanimously approved.
- 7. Letter from the DEP regarding the Great Pond's Act and Lake Arrowheads wanting to place a water pipe between Lots 1370 and 1371 on Map 45, Bay Cove Circle. This pipe will serve 100 homes that are now served by a questionable water supply. This pipe will be 3' wide and 25' long. Charlot Lake made the motion that the Planning Board reply that they have no objection to that pipe. Frank Griggs seconded. Unanimously approved.

V <u>Treasurers Report.</u>

Mike Hammond informed the Board that the balance in the checkbook is \$425.11.

VI Old Business

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- 1. Roland Denby reminded the Board that Frank Griggs had brought up at the last meeting that he would like to change the quorum from 4 to 3 in regards to paragraph 2-A in the Planning Board handbook. The Board discussed this further. The motion was made that the quorum be changed from 4 members to 3 members. 1 approved, 3 opposed. The motion was defeated.
- 2. Roland Denby told the Board that he had talked with Jean Chick regarding new Planning Board members, and Mrs. Chick told him that she had not heard anything.

VII New Business.

- 1. <u>Joseph Vitko:</u> Property located on Map 38, Lot 32. Mr. Martin Donovan and Cathy Richard also attended this appointment. Mr. Donovan is the owner of the house on the right side, south side looking at the lake. Mr. Vitko had brought a sketch of what he proposed. The Board told Mr. Vitko that they want his house in line with the other buildings. Mr. Donovan told the Board that his main interest was to keep everything is line. The Board told Mr. Vitko that it was important to leave as much vegetation on the property as possible. Mr. Vitko told the Board that he was going to have an 8' porch on front. The Board said that everything is to be in line with the other cottages. Mr. Donovan told the Board that he has no objections to this building. Charlot Lake made the motion that this application be approved with the building to be no closer than 21' to either of the sidelines and no closer than 40' to the lakefront, and that it should be in line with the other two (2) adjacent cottages. It should not project ahead of them including any accessory structure that go on the building including porches. Mike Hammond seconded. Unanimously approved.
- The Board looked at the Zoning Ordinance with regards to parking spaces for L'il Al's Pizza Barn. Mr. Al Berube is the owner. The Board would like to see a diagram of the lot and structures. According to the Application to be placed on the Planning Board Agenda he is going to add a porch and this would diminish the parking area by 232'. According to the Zoning Ordinance he needs to have one (1) parking space for every three (3) seats. He plans to have 45 seats which would mean 15 parking spaces. He will have 9 employees which will mean that he will have to have three (3) parking spaces for them. He will need a total of eighteen (18) parking spaces. These parking spaces must be marked. The Board decided that they could not do very much without a diagram. Van Foglio came in at this point in the meeting. Van told the Board that only four (4) feet had been added to the building. Van told the Board that he had given him a permit to expand the building. The Selectmen had called him and wanted to know if the sewerage was adequate, and how he planned to put in parking. Frank Griggs made the motion that the Board request that Mr. Berube submit a diagram showing the parking spaces and outline of his yard. Charlot Lake seconded. 3 approved, 1 opposed. Mr. Berube was placed on the agenda of the May 8, 1985 meeting at 8:30 p.m. He will be asked to bring in his plans for parking, aisles, access to Route 5, and a sketch of the building on the lot.
- 3. <u>Velda Welch:</u> Property located on Map 3, Lot 61, Grandfathered lot. Dwayne came in at this point in the meeting. Mrs. Welch told the Board that originally there had been a house trailer on that property. She is buying a trailer for one of her sons and would like to put it on this property. She will put it back against the foundation. This would be 60 feet from the road. Charlot Lake made the motion that the Board allow a setback of sixty (60) feet from the road. Frank Griggs seconded. Unanimously approved.

VIII Adjournment.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for May 8, 1985 meeting:

8:00 p.m. Richard Garvin (subdivision on Ossipee Hill Road)

8:30 p.m. Allan Berube (Li'l Al's Pizza Barn)

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. May 8, 1985

- I <u>Rollcall:</u> Frank Griggs, Mike Hammond, Charlot Lake, Larry Jacobsen, Dwayne Woodsome and John Roberts. Roland Denby Chairman.
- II The Board requested a change to the minutes under #3 of New Business. The Board requested that it be changed to read "allow a setback of sixty (60) feet from the road." instead of "variance of four (4) feet." Corrected copies of the minutes will be made and mailed out.

III <u>Appointments:</u>

8:00 p.m. Richard Garvin (subdivision on Ossipee Hill Road)

8:30 p.m. Allan Berube (Li'l Al's Pizza Barn)

IV Communications

- 1. Bill from Morley Store for the easel and the bulletin board in the amount of \$172.80. Mike Hammond made the motion that the Morley Store bill be paid and that the Board also pay for the calculator. Charlot Lake seconded. Unanimously approved.
- 2. Notice from the Selectmen that Larry Jacobsen has been appointed to the Planning Board as a regular member. The Board acknowledges receipt of this.
- 3. Notice from the Selectmen that John Roberts has been appointed to the Planning Board as an alternate member. The Board acknowledges receipt of this.
- 4. Application to be placed on the Agenda from York Cumberland Housing. They have been placed on the agenda of the May 23, 1985 meeting at 8:00 p.m.
- 5. Application to be placed on the Agenda from Linda Sherman. She was placed on the agenda of the May 23, 1985 meeting at 8:30 p.m.
- 6. Application to be placed on the Agenda from Francis & Mary Chase. They would like to discuss putting an addition on their cottage. They were placed on the agenda of the May 23, 1985 meeting at 9:00 p.m.
- 7. Application to be placed on the Agenda from Myron Hussey. He would like to establish a gift & craft shop at the Old Waterboro Blacksmith Shop. He was placed on the agenda of the May 23, 1985 meeting at 9:30 p.m.

VI New Business

1. The Board elected new officers for this year. Charlot Lake nominated Mike Hammond for the office of Secretary-Treasurer. Frank Griggs seconded. Unanimously approved. Frank Griggs made the motion that Lesley Hammond be hired for another year as Planning Board Clerk. Charlot Lake seconded. Four (4) approved and one (1) abstained. Mike Hammond nominated Charlot Lake for the office of Vice Chairman. Mike Hammond also made the motion that nominations cease. Frank Griggs seconded. Unanimously approved. Charlot Lake nominated Roland Denby for the office of Chairman. Mike Hammond seconded. Mike Hammond made the motion that nominations

- cease. Frank Griggs seconded. Unanimously approved. John Roberts asked if he could make nominations or second nominations. The Board does not feel that he could where five (5) regular members were present.
- 2. Roland Denby told the Board that he had received a call from Jean Chick. Mrs. Chick would like Mr. Denby to help her research the West Wind Subdivision. There has been drainage problems and the road has never been completed. Stu Gannett has taken over West Winds and has come to an agreement with the Town regarding the road. The Board held a lengthy discussion regarding roads and the subdivision process.
- 3. Roland Denby also told the Board that he had met with a gentleman from the State Planning Office. Mr. Denby was asked several questions regarding subdivisions.
- 4. Richard Garvin: Homestead Acres Subdivision on Ossipee Hill Road. Mr. Garvin had his preliminary plan for this meeting. Mr. Garvin also had a soils test report with him. The Board went through the checklist in the Subdivision Regulations for a preliminary plan. There are approximately ten (10) acres in this proposed subdivision. This proposed subdivision is in the AR Zone. It also has a twenty-five (25) foot greenbelt. Mr. Garvin told the Board that this is presently staked, but will be marked with 3/4" rebar. The Board asked Mr. Garvin to check with Mr. Morrison to see if there should be any safequards done to this property to make sure that there is no massive erosion. Mr. Garvin said that he thought that the Planning Board should get in contact with Mr. Morrison. Roland Denby said that he would get in touch with Mr. Morrison. Roland Denby recommended to the Board that the Board hold #21 until he gets in touch with Mr. Morrison. Frank Griggs made the motion that the Board approve the preliminary plan with the exception of #21 until Mr. Denby gets in touch with Mr. Morrison. Charlot Lake seconded. Unanimously approved. Mr. Garvin showed the Board the list of abuttors and the copy of the letter that he was going to mail out. The Board told Mr. Garvin that they would need a copy of the certified mail receipts. Mr. Garvin was put on the agenda of the May 23, 1985 meeting for 10:00 p.m.
- 5. E. Allen Berube:Li'l Al's Pizza Barn. The Board discussed parking with Mr. Berube. Mr. Berube showed the Board a sketch that he had drawn of the property. His plan shows seventeen (17) parking places to the Board. The Board asked how many employees he would be hiring. Mr. Berube said that he will be hiring six (6) people. Roland Denby read the parking requirements to Mr. Berube from the Zoning. Mr. Berube told the Board that he would have a twenty (20) foot drivein area. Mr. Berube said that he did not call his parking situation "ideal". He also said that if the Board had any suggestions that he was open to them. He also said that there was a possibility that in the future that he would be adding a playground area for kids. The Board asked what he was going to surface the parking area with. Mr. Berube told the Board that he was not in the financial position to spend the money to have it hot topped. He said that if it was acceptable to have it kept dust-free stones. The Board said that the Zoning did not say it had to be paved. He asked if it would be acceptable to place numbers on the building and mark the parking aisles. Mr. Berube told the Board that he would assume that anyone would see approximately ten (10) or twelve (12) vehicles in the parking lot at any one time. Mr. Berube said that he has table space for twenty-seven (27) people with a couple of party tables for families that would possibly seat eight (8) or nine (9) people. Mr. Berube said that he would abide by the law. The Board said that it looked like he had plenty of room for seventeen (17) parking places. Mr. Berube will also be having a takeout for soft serve ice cream, slush puppies. The Board asked Mr. Berube if the State did not come into this matter with regards to this being located on a state highway. Mr. Berube said yes with concern to ingress and egress. The Board asked about the Health Department. Mr. Berube said that they had

been in, and will be back to inspect the premises and test the water. Mr. Berube said that he would take into consideration anything that the State has to offer in the matter of ingress and egress. The Board mentioned site distances for clear vision, and was not sure what the State would require. The Board also asked where the septic system was located, and Mr. Berube showed the Board on his plan. It appears to the Board that Mr. Berube has sufficient area for seventeen (17) parking spaces, which is sufficient for forty-sive (45) seats and six (6) employees, and room for the aisle. Charlot Lake made the motion that the Board accept the sketch which shows seventeen (17) parking spaces and an aisle to accommodate forty-five (45) persons with six (6) employees. Frank Griggs seconded the motion. Unanimously approved. The Board will send a letter to the Selectmen to let them know that the Board is satisfied that Mr. Berube can meet the parking requirements.

- 6. Michael Norton: Property located on Map 44, Lot 2265. Mr. Norton would like to build a garage. This lot is approximately 115' x 200', and is on Paradise Lane and Old Dam Road. His driveway is off Paradise Lane. The Board told Mr. Norton that he would have to stay thirty-five (35) feet from the sidelines. Frank Griggs made the motion that the Board approve that provided that Mr. Norton meet the minimum setback requirements. Charlot Lake seconded. Unanimously approved.
- 7. David Lowell: Property located on Map 43, Lot 884. Grandfathered lot. This lot is approximately 156' x 177' x 86' x 70'. Mr. Lowell would like to build a 34' x 20' house on this lot. The Board asked if Mr. Lowell brought a copy of his deed. Mr. Lowell did not. The Board asked if Mr. Lowell has had a perk test on this lot. Mr. Lowell said that he has had one done, and does not have a well, but will be using Lake Arrowhead's water. Mike Hammond made the motion that the Board allow the house to be built with the dimensions as shown on the sketch as submitted under Section 2.08 of the Zoning Ordinance. Unanimously approved.
- 8. Roland Denby mentioned to the new Board members that they will be paid \$10.00 per regular meeting, and that the regular meetings are the second Wednesday and the fourth Thursday of each month.

VΠ Adjournment.

The meeting adjourned at 9:55 p.m.

Respectfully submitted.

Michael L. Hammond

Secretary/Treasurer

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WATERBORO, MAINE

CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:28 p.m. May 23, 1985

- I <u>Rollcall:</u> Frank Griggs, Mike Hammond, Charlot Lake, Larry Jacobsen, Dwayne Woodsome and John Roberts. Roland Denby Chairman.
- II The minutes of the May 9, 1985 meeting and the corrected minutes of the April 25, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. York Cumberland Housing

8:30 p.m. Linda Sherman

9:00 p.m. Francis Chase DID NOT SHOW

9:30 p.m. Myron Hussey 10:00 p.m. Richard Garvin

IV Communications

- 1. Notice of Planning Board Workshop. Roland Denby read this to the Board. The Board discussed the importance of attending this workshop, and it was decided that the Clerk should attend.
- 2. Letter from Bob Fay regarding the Hazsrdous Waste Ordinance. Roland Denby read this to the Board. The Board decided that when Madge Baker meets with the Board, they will discuss this with her. Mike Hammond told the Board that he has spoken with Madge Baker, and that she is available to meet with the Board on June 19, 1985 at 7:00 p.m.
- 3. Bulletin from the Maine Planner Association. Roland Denby read this to the Board. The Board acknowledges receipt of this.
 - 4. Notice of Annual Meeting. The Board acknowledges receipt of this.
- 5. Note from Jean Chick regarding Manufactured Housing laws. Roland Denby read this to the Board. Waterboro will be removed as the Town is in compliance with the laws.
- 6. Notice from SRCC-Intent to File-Thomas Dupuis wants to construct a single family residence. The Board acknowledges receipt of this.
- 7. Application to be placed on the Agenda—Glenn Zeno. He was placed on the agenda of the June 12, 1985 meeting for 8:00 p.m.
- 8. Application to be placed on the Agenda—George Brackett. Property located on Map 4, Lot 63. He was placed on the agenda of the June 12, 1985 meeting at 8:15 p.m.
- 9. Application to be placed on the Agenda—Earl Pennell. He was placed on the agenda of the June 12, 1985 meeting at 8:30 p.m.
- 10. Application to be placed on the Agenda—Frank Eukitis. He was placed on the agenda of the June 12, 1985 meeting at 9:00 p.m.

- 11. Application to be placed on the Agenda—Clarence D'Entremont. He was placed on the agenda of the June 12, 1985 meeting at 9:15 p.m.
- 12. Application to be placed on the Agenda—Carl Sellers. He was placed on the agenda of the June 12, 1985 meeting at 9:30 p.m.
- 13. Application to be placed on the Agenda—Leopold Nolette. He was placed on the agenda of the June 12, 1985 meeting at 10:00 p.m.

V New Business

- 1. Earl Pennell: Mr. Pennell had a question with regard to Lot 1 in Ossipee Leisure Park. His customer would like to build a 24' x 44' house on this property. The lot is 103' x 147 1/2' (15,192.5 square feet). The Board asked Mr. Pennell if Van Foglio had told him that the Board had to approve this as the lot is grandfathered. Mike Hammond read 4807-D from Maine Planning and Land Use Laws. The Board asked where the septic system was on Lot 2. Mr. Pennell told the Board that there was no well on that lot and that it had a travel toilet. The Board told Mr. Pennell as long as they meet the sidelines dimensions and if they can obtain a Plumbing Permit they did not see any problems with it. Charlot Lake asked how Mr. Pennell was going to override the phrase on the approved plan "Approved For Elderly Retired People." The Board asked if this plan was ever recorded. Mr. Pennell did not know. Frank Griggs made the motion that as long as they meet the plumbing requirements and the sidelines and setback requirements that the Planning Board allow it. Mike Hammond seconded. Four (4) approved, one (1) opposed.
- 2. York Cumberland Housing: Bill Chipman had to submit another plan as HUD has turned down the previous plan. The name of the elderly housing is "Applewood". There will still be sixteen (16) units with a community room. Mr. Chipman told the Board that HUD told them that they had to take off the porches, connect the buildings, eliminate the beezeways, reduce the paved area from twenty-four (24) inches to eighteen (18) inches, parking lots will be unpayed. The handicapped parking had to be moved, and the windows had to be removed from the vestibules. The community room ceiling also had to be lowered from ten (10) feet to eight (8) feet. The plantings for the landscaping will now be much simpler. The funds have been set aside for this project. Construction will begin the last week of June or the first week of July. The Board asked if the setback from the road was changed. Mr. Chipman told the Board there was somewhere between a five (5) to ten (10) foot change, but that they are still further than the fifty (50) foot required setback. Mr. Chipman also told the Board that they had to do an operating statement and a construction cost statement to determine how much to charge for rent. The Board asked about the walls between the units. Mr. Chipman told the Board that there would be 5/8" sheetrock between the walls. The Board also asked if in the future they would be back to add more units on this property. Mr. Chipman told the Board that unless there was a zoning change or a change in the availability of money to HUD they would not. Mike Hammond made the motion that the Planning Baord approve the Plan of April 26, 1985 as submitted. Frank Griggs seconded. 4 approved, one opposed.

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- 3. The Board discussed the final plan for the subdivision which Richard Garvin would be bringing before the Board. Roland Denby told the Board that he had talked with Mr. Morrison, and that Mr. Morrison told him that if the people are not doing any earth work that paragraph 21 does not apply. The Board held a lengthy discussion regarding putting something on the plan with regards to soil erosion and sediment control on the lots. The Board is also concerned about drainage. At this point in the conversation the Board had another appointment. The Board decided that they would like to discuss this with Southern Maine Regional Planning Commission. Mr. Garvin arrived at this point in the discussion. The Board told Mr. Garvin that they had decided to discuss this with SMRPC. Mr. Denby told Mr. Garvin that he had spoken with Mr. Morrison and what he had been told. Mr. Garvin wanted to know why the Board wanted to discuss this with SMRPC. Mr. Garvin gave the Board a list of the abuttors that he had mailed his letter to and a copy of the certified mail receipts. The Board will get in touch with Mr. Garvin when this has been taken care of.
- 4. Myron Edgerly for Linda Sherman: Property located on Map 45, Lot 1378. Zoned AR. Grandfathered lot. Mrs. Sherman would like to construct a 1 1/2 story house. This has been approved by the Saco River Corridor Commission. Mr. Edgerly had a letter from Mrs. Sherman appointing him as her agent. Mr. Edgerly had a plan that showed the lot is 110' x 165'. The house is proposed to be eighty—three (83) feet from the lake. A lengthy discussion was held regarding the placement of the septic system on this lot. Mike Hammond made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance with the dimensions as presented on the plan submitted. Charlot Lake seconded. Four (4) approved, on (1) opposed.
- Myron Hussey: Property located on Map 21. He would like to establish a craft and gift shop in the Old Blacksmith Shop on Route 202 in South Waterboro. He would like to have wooden items, Christmas trees and wreaths, and crafts on consignment. The Board asked if he planned on using the entire building for a commercial operation. Mr. Hussey said that he did. The Board asked if there would be tables outside. Mr. Hussey said that he wanted to inquire as to whether he could have tables outside. The size of this lot is 56' x 85' (4760 square feet). Mr. Hussey said that the building is presently 21' from the sidewalk, 17' 8" from the back line of the property and 25' from the sideline. The Board discussed parking with Mr. Hussey, and asked how many employees he was planning to employ. Mr. Hussey said that he did not plan on hiring any employees. The Board also asked about sewerage, Mr. Hussey said that he had talked to Van about this. He told the Board that there was a point with a pump in it. Mr. Hussey would like to have a chemical toilet. The Board discussed the fact that this was an established use. The Board told Mr. Hussey that he would need 5 1/2 parking spaces. The Board told Mr. Hussey that the big concern is parking on Main Street, and that he would have to provide off-street parking. Charlot Lake made the motion that the Board accept the plan as presented subject to adequate off-street parking spaces as per the Zoning Ordinance as required to operate the shop intended to be operated, and that the shop cannot exceed 1000 square feet. Larry Jacobsen seconded. Unanimously approved.
- 6. Roland Denby told the Board what had happened at the Council Meeting. The Regional Waste System was discussed. The Ossipee Hill Road is almost completed.

The meeting adjourned at 10:20 p.m.

Respectfully submitted.

Michael L. Hammond Secretary/Treasurer

Appointments for June 12, 1985 meeting:

8:00 p.m. Glenn & Carolyn Zeno—To discuss Shoreland Zoning.

8:15 p.m. George Brackett—To apply for permit to put a mobilehome on property for elderly inlaws

8:30 p.m. Earl Pennell—Wants to convert garage to an apartment

9:00 p.m. Frank Eukitis—Substandard lot-Map 32, Lot 71Y

9:15 p.m. Clarence D'Entremont—Wants to erect a carport 9:30 p.m. Carl Sellers—Wants to build apartment buildings

10:00 p.m. Leopold Nolette

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. June 12, 1985

I <u>Rollcall:</u> Mike Hammond, Charlot Lake, Larry Jacobsen and Dwayne Woodsome. Roland Denby Chairman. Dwayne Woodsome was designated to vote.

II Charlot Lake requested a change to the minutes of the May 23, 1985 meeting. Corrected minutes will be made and mailed out.

III Appointments:

8:00 p.m. Glenn & Carolyn Zeno

8:15 p.m. George Brackett

8:30 p.m. Earl Pennell

9:00 p.m. Frank Eukitis

9:15 p.m. Clarence D'Entremont

9:30 p.m. Carl Sellers

10:00 p.m. Leopold Nolette

IV Communications:

- 1. Brochure from the Maine Association of Planners. The Board acknowledges receipt of this.
- 2. Letter from Selectmen to Frank Griggs accepting his resignation from the Planning Board. The Board acknowledges receipt of this.
- 3. Letter to the Selectmen from State Planning Office regarding Manufactured Housing. Roland Denby ready this to the Board. The Board acknowledges receipt of this.
- 4. Letter from Selectmen to the Planning Board regarding a Town Engineer. Roland Denby read this to the Board. Roland Denby informed the Board that he had contacted the Board of Selectmen and asked if the Planning Board could use the Town Engineer.
- 5. Notice of Placement on the Planning Board agenda for Frank Eukitis, marked "problem solved." The Board acknowledges receipt of this.
- 6. Application to be placed on the Agenda—Harold Anderson re: dividing a lot. Mr. Anderson was placed on the agenda of the June 27, 1985 meeting at 8:00 p.m.

V New Business:

1. Glenn & Carolyn Zeno: Property located on Tax Map 32, Lot 57, Zoned AR. Grandfathered lot. Mr. and Mrs. Zeno would like to build a yearround residence on this property. This property is on Ossipee Lake. There is approximately 350 feet of lake frontage. The Board asked if this had been surveyed. The Zeno's said that it had not been. The Board asked if they could meet all the sideline setbacks and shoreline setbacks. The Zeno's said that they could. The Zeno's were concerned about DEP regulations. The Board told the Zeno's that they must keep the cutting of trees to a minimum. Any type of filling, grading and dredging would have to be kept to a minimum within the shoreline area. The Zeno's asked about a boat dock. The Board suggested

that they talk to the DEP.

- 2. George Brackett: Property located on Map 4, Lot 6-B, zoned F&A. Mr. Brackett would like to put a mobilehome on this property for his inlaws. Mr. Brackett's deed reads "9.2 acres, more or less." Mr. Brackett purchased this property in 1978. Mr. Brackett showed the Board a sketch of what he is proposing to do: 350 feet from the powerline, 400 feet back, and 200 feet from the Ossipee Hill Road. The Board told Mr. Brackett that he needs 8/10th of an acre, more or less according to his deed. The Board suggested that Mr. Brackett go before the Zoning Board of Appeals. Mr. Brackett asked if the Town would accept the square footage that a computer came up with from the deed that he has. The Board thought they might be setting a precedent by accepting it. Charlot Lake made the motion that Mr. Brackett go before the Zoning Board of Appeals for a variance under Section 2.08 of the Zoning Ordinance. Mike Hammond seconded. Unanimously approved.
- 3. <u>Earl Pennell:</u> Property located on Map 32, Lots 23 & 26. Mr. Pennell wants to convert a game room into an apartment for his daughter. This is over his garage. The game room has a bathroom already. The Board asked if he was going to hook his present septic system into this. Mr. Pennell said that he had back to back plumbing. The Board questioned having two (2) dwellings. Mr. Pennell said that there would be free passageway between the two (2) units. The Board asked when he bought that lot. Mr. Pennell said that he bought it on September 3, 1977. This is not a grandfathered lot. Mike Hammond made the motion that this be referred back to the Code Enforcement Officer for action. Charlot Lake seconded. 4 approved, 1 opposed.
- 4. Earl Pennell: Mr. Pennell asked if someone had a subdivision, (he was referring to Birch Crest Acres), that was approved, but the lots had never been built on and the lots were undersized, and with present zoning the lots were in 2 acre minimum, would the owner have to come back in before the Planning Board. The Board asked if one person owned these lots. Mr. Pennell said that the owner had sold four (4) lots, and still owned 18 lots. Mr. Pennell thought there was a ten (10) year limit on approvals. The Board told Mr. Pennell to see Van Foglio.
- 5. Tom Dupuis: Property located on Tax Map 45, lot 1318. Mr. Dupuis wants to construct a single family residence on Beachwood Circle, Section 2, Lake Arrowhead. The Board asked if he had a plot plan. Mr. Dupuis had a plot plan and a soils report. He proposes to build one hundred (100) feet from the shore. The sidelines will be approximately fifty (50) feet from either side and from the road. Mike Hammond made the motion that the Board approve this as presented under Sections 2.08 and 3.03 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.
- 6. Clarence D'Entremont: Property located on Map 30, lot 3. Mr. D'Entremont has been before the Board previously for this request. Mr. D'Entremont would like to construct a two (2) car carport. This request has also been turned down by the Zoning Board of Appeals. There was a lengthy discussion where this concerns Route 5. The Board told Mr. D'Entremont that if he attached this to his house and stayed ten (10) feet from his lot lines that it would possibly come under the grandfathered section in the Zoning Ordinance. Earl Pennell stayed for this discussion and proposed that Mr. D'Entremont bring in a sketch plan showing his lines and where this proposed two (2) car garage (changed from two (2) car carport) with a breezeway would be placed.
- 7. <u>Carl Sellers:</u> Property located on Map 5, lot 33. Zoned R. Mr. Sellers is proposing a cluster development consisting of five (5)—four (4) unit buildings. Mr. Sellers has a purchase contract for this property. The deed states sixteen and one—half

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(16 1/2) acres, Charlot Lake said that this must be a "more or less" concerning acreage as this is not a survey description. The Board told Mr. Sellers that he enough property to put eighteen (18) units on this property. Mr. Sellers would like to build five (5) apartment buildings on this property. Mr. Sellers told the Board that this property would be retained in his name. He is proposing four (4) rooms and a bathroom in each unit. The Board asked about septic systems. Mr. Sellers told the Board that he wanted to put a thirty (30) foot leechfield behind each building. The Board discussed a possible deed restriction that would require no further expansion on this property. The Board discussed Section 8.03 of the Zoning. The Board discussed calling the Town Attorney for his interpretation of Sectin 8.03. The Board decided to ask Madge Baker about this at the meeting next week. Mr. Sellers was placed on the agenda of the June 27, 1985 meeting at 9:00 p.m.

- 8. Leo Nolette: Property located on Map 32, Lot 12. Mr. Nolette would like to build a 28' x 30' garage on a 22 degree angle with a future breezeway. The way Mr. Nolette would like to position it will only leave him with five (5) feet from his property line. The Board told Mr. Nolette that he must be at least ten (10) feet from his property line and one hundred (100) feet from the lake. The Board will hold an on-site inspection on Monday, June 17, 1985 at 6:30 p.m.
- 9. The Board discussed paying its members for all the on-site inspections, workshops, special meetings as well as regular meetings each member attends for the month of June. Charlot Lake made the motion that the Planning Board be compensated at their regular fee for each meeting and on-site inspections for the month of June. Dwayne Woodsome seconded. 4 approved, 1 abstained.

VI <u>Adjournment.</u>

The meeting adjourned at 10:40 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for the June 27, 1985 meeting:

8:00 p.m. Harold Anderson

8:30 p.m. Clarence D'Entremont

9:00 p.m. Carl Sellers

9:30 p.m. George Brackett

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to drder at 7:47 p.m. June 27, 1985

- I <u>Rollcall:</u> Mike Hammond, Dwayne Woodsome and John Roberts. Roland Denby Chairman. John Roberts was designated to vote.
- II The corrected minutes of the May 23, 1985 meeting, and the minutes of the June 12, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Howard Anderson

8:30 p.m. Clarence D'Entremont

9:00 p.m. Carl Sellers

9:30 p.m. George Brackett CANCELLED

IV Communications:

- 1. Letter from Dan Fleishman of SMRPC regarding Hamill subdivision. Roland Denby read this to the Board.
- 2. Letter from Madge Baker of SMRPC regarding the Zoning Ordinance. Roland Denby read this to the Board.
 - 3. Letter from SMRPC regarding culverts. Roland Denby read this to the Board.
- 4. Memo from SMRPC regarding Hamill Acres. Roland Denby read this to the Board.
- 5. Application to be placed on the Agenda: Samuel Mazzula. Mr. Mazzula was placed on the agenda of the July 10, 1985 meeting at 8:00 p.m.
- 6. Notice from SRCC regarding Fred Bearham. The Board acknowledges receipt of this.
- 7. Application to be placed on the Agenda: JoAnn Foglio. The Board discussed this application during the meeting.
- 8. Application to be placed on the Agenda: Alan Plante. Mr. Plante was placed on the agenda of the July 10, 1985 meeting at 8:30 p.m.
- 9. Application to be placed on the Agenda: John Martin, Jr. Mr. Martin was placed on the agenda of the July 10, 1985 meeting at 9:00 p.m.
- 10. Letter from Roger Elliott regarding Waterboro vs. Proach. Roland Denby read this to the Board.
- 11. Letter from Roger Elliott to Van Foglio regarding Proach action. The Board acknowledges receipt of this letter.
- 12. Notice from Selectmen regarding Dwayne Woodsome becoming a regular member of the Planning Board. The Board acknowledges receipt of this.

13. Certificate from the Selectmen's office regarding Dwayne Woodsome becoming a regular member of the Planning Board. The Board acknowledges receipt of this.

V New Business:

- 1. The Board discussed their using the Town Engineer Walter Stinson. Mike Hammond made the motion that the Planning Board use the Town Engineer as needed. John Roberts seconded. Unanimously approved.
- 2. The Board discussed Mr. Nolettes request of the last meeting. The Board held an on-site inspection on June 17, 1985. In attendance was Roland Denby, Charlot Lake, Mike Hammond, Dwayne Woodsome and Larry Jacobsen. Mr. Nolette cannot meet the sideline setbacks the way that he is proposing to build the garage. John Roberts made the motion to deny Mr. Nolette's application. Mike Hammond seconded. Unanimously approved.
- 3. Howard Anderson: Property located on Map 5, Lot 58, Zoned AR. Mr. Anderson is asking the Board about dividing a lot. This property is located on Route 202 in East Waterboro. This lot originally consisted of forty (40) acres. He would like to build a garage on the other lot. The Board told Mr. Anderson that if he should decide to sell the new lot he would have to sell as much land as necessary for the Zoning. Mr. Anderson presently has two (2) businesses on the property. The Board told Mr. Anderson that he needed 160,000 square feet for that lot. The garage that he would like to build would be used to park equipment and store tools. It would not be a garage to pump gas. A possible solution would be to move Bonnie Brae to the garage so that Websco could expand into the entire building it is presently in.
- 4. Clarence D'Entremont: Property located on Map 30, lot 3. Mr. D'Entremont and Earl Pennell presented the Board with a sketch of what Mr. D'Entremont is proposing to build. This garage will be attached to his existing building. He will be building a two (2) garage. Mike Hammond made the motion that the Planning Board approve a 20' x 14 1/2' garage with attached breezeway to the existing structure. John Roberts seconded. Unanimously approved.
- 5. <u>Carl Sellers:</u> Mr. Sellers is proposing to build a cluster development. The Board has discussed this with SMRPC. Mr. Sellers can build eighteen (18) units under current Zoning. Mr. Sellers said that he would build the buildings fifty (50) feet apart. The Board discussed guidelines for Mr. Sellers to follow. John Roberts made the motion that the Planning Board approve Carl Sellers lot for eighteen (18) units with the following conditions: 1. Buildings must be thirty-five (35) feet from the side and rear lot lines. 2. There must be a minimum of fifty (50) feet between buildings. 3. There must be a ten (10) foot grassed in area in front of each building. 4. Must meeting the Plumbing Code. This was approved under Section 3.05.03 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.
- 6. <u>JoAnn Foglio:</u> Mrs. Foglio is proposing to put a mobilehome on property located on property located on Route 202 in East Waterboro. This is a grandfathered lot in the AR zone. It will be 140 feet off the road and it meets all the setback requirements. Mike Hammond made the motion that this be approved under Section 2.08 of the Zoning Ordinance. John Roberts seocnded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for the July 10, 1985 meeting:

8:00 p.m. Samuel Mazzula 8:30 p.m. Alan Plante 9:00 p.m. John Martin, Jr.

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:41 p.m. July 10, 1985

I <u>Rollcall:</u> Charlot Lake, Mike Hammond and John Roberts in attendance. Roland Denby Chairman. John Roberts was designated to vote.

I Changes were requested to be made to the minutes of June 27, 1985. Corrected minutes will be made and mailed out.

III Appointments:

8:00 p.m. Samuel Mazzola

8:30 p.m. Alan Plante

9:00 p.m. John Martin, Jr. CANCELLED

IV Communications

- 1. Application to be placed on the Agenda—Lionel Belanger. Mr. Belanger was put on the agenda of the July 25, 1985 at 8:00 p.m. Property located on Map 29, lot 25. Mr. Belanger would like to put a granite block foundation under the camp.
- 2. Application to be placed on the Agenda—Antonio Dubreuil. Mr. Dubreuil was placed on the agenda of the July 25, 1985 meeting at 8:30 p.m. Property located on Map 32, lot 61, zoned AR. Mr. Dubreuil would like to add a 4' x 10' storage shed to his present 20' x 10' storage shed.
- 3. Application to be placed on the Agenda—Peter Harriman. Mr. Harriman was placed on the agenda of the July 25, 1985 meeting at 9:00 p.m. Property located on Map 43, lot 827, zoned R. Mr. Harriman would like to build a 24' \times 28' residence, 20' \times 2' garage and 8' \times 10' "other" (per application).
- 4. Application to be placed on the Agenda—Richard Sevigny. Mr. Sevigney was placed on the agenda of the July 25, 1985 meeting at 10:30 p.m. Property located on Map 37, lot 13, zoned AR. Mr. Sevigny would like to build a 30' x 33' residence with a 24' x 47' garage.
- 5. Copy of letter from Smith & Elliott regarding Proach. The Board acknowledges receipt of this.
- 6. Brochure from National Maine Street Network. The Board acknowledges receipt of this.

V New Business:

1. <u>Hamill Subdivision:</u> The Board reviewed a sheet containing Erosion and Sediment Control Procedures. The Board held a lengthy discussion concerning these. #2 was changed to read "No clear cutting will be done except as necessary for construction." #6 is to be deleted. #8 was changed to read "Any disturbed area will be reseeded and stabilized within four (4) months after work starts. John Roberts made the motion that the Planning Board approve the final plan of Hamill Subdivision provided that the Erosion and Sediment Control Procedures are put on the final plan. Charlot Lake seconded. Unanimously approved. Mr. Garvin was put on the agenda of the July 25, 1985 meeting at 9:30 p.m.

- Samuel Mazzola: Trustee of A & M Realty Trust. Property located on Map 32, lot 20. Zoned AR. Mr. Mazzola would like to raise the existing wood structure and build a concrete foundation eight (8) feet high. The Board asked if Mr. Mazzola would be making the structure any larger. Mr. Mazzola answered no. He told the Board that the cottage seems to be settling, and they are trying to support it and beautify the property and preserve what they have. He presented the Board with a 1/2" scale floor plan which showed where the cottage is settling. Mike Hammond made the motion that the Planning Board approve this application as presented under Section 9.03 of the Waterboro Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 3. Alan Plante: Property located on Map 4, Lot 48F. Zoned AR. Mike Hammond abstained from voting on this matter. Mr. Plante would like to add a 30' x 24' garage and tackle shop to the existing building. The Board asked how big his lot was. Mr. Plante said that it was approximately 200' \times 205' \times 200' \times 215'. The Board figured that the lot was approximately 42,000 square feet. The Board discussed the fact that Mr. Plante needs 80,000 square feet for a business. The Board asked Mr. Plante if he had a copy of his permit. Mr. Plante told the Board that he had been approved for a permit for a coin shop. The Planning Board's examination of its records do not show that Mr. Plante ever came before the Planning Board for a coin shop. The minutes discussed giving Mr. Plante extensions on his permit to live in his trailer. The Board told Mr. Plante that the AR Zone is primarily for farming and buildings, and not for businesses. On page 19 of the Zoning Ordinance, the Board read Item 19 which allows professional offices, but excludes businesses in the home. The Board also told Mr. Plante that when you join buildings you have one (1) building. Mr. Plante asked about his not joining it. The Board told Mr. Plante that he would have two (2) separate buildings. The Board also read the definition of "Professional Home Occupation and Offices" in Section 14.02 which states that "no more than twenty-five (25%) of the floor space in any residential building (principal or accessory) may be given over to a professional home occupation or office." The size of the building Mr. Plante is proposing would be over the 25% limit. Mr. Plante asked if he could bring it down to 25% and make it a two (2) car garage instead of a one (1) car garage and add two (2) bedrooms upstairs. The Board told Mr. Plante that they would have to table this because they did not have a voting quorum. Mr. Plante told the Board that if he could not put a business in then the land was no good to him. Mr. Plante also asked about raising animals. Mr. Plante was placed on the agenda of the July 25, 1985 meeting at 10:30 p.m.

VI Adjournment.

The meeting adjourned at 9:20 p.m.

Respectfully submitted.

Michael L. Hammond

Secretary/Treasurer

WATERBORD, MAINE CORRECTED COPIES

Regular Meeting of the Waterboro Planning Board

Meeting called to drder at 8:06 p.m. July 25, 1985

- Rollcall: Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and Ι John Roberts in attendance. Roland Denby Chairman.
- The corrected minutes of June 26, 1985 and the minutes of the July 10, 1985 IImeeting were unanimously approved.

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III Appointments:

8:00 p.m. Lionel Belanger 8:00 p.m. Lionel Belanger 8:30 p.m. Antonio Dubreuil 9:00 p.m. Peter Harriman 9:30 p.m. Richard Garvin

IV <u>Commu</u>nications

- 1. Letter from Alan Plante cancelling his appointment with the Board for this meeting. Roland Denby read this to the Board.
- 2. Letter from the Selectmen saying that Ernest Roberge had been appointed to the Planning Board. The Board acknowledges receipt of this.
 - 3. SRCC—Notice of a public hearing. The Board acknowledges receipt of this.
- 4. Copy of a letter from Van Foglio to David Lowell notifying him that a Stop Work Order had been placed on the construction of a building on the New Dam Road in Lake Arrowhead Estates.
 - 5. Paper from USM. The Board acknowledges receipt of this.
 - 6. Letter from Roger Elliott.

New Business

- 1. Lionel Belanger: Property located on Map 29, Lot 25. Mr. Belanger would like to put a foundation under his cottage to stop erosion, and to fix an eroding granite wall at the waters edge. The Board asked Mr. Belanger if he would be moving any dirt. Mr. Belanger said that he would be where he would be putting in a regular cellar. The Board asked where he would put the dirt that he excavates. Mr. Belanger told the Board that he would be putting it around his cottage. The Board asked if the wall was on the lakefront. Mr. Belanger told the Board that it was in the water, and that he would like to repair it. The Board assumed that he would need DEP approval for that. John Roberts made the motion that the Planning Board accept Mr. Belangers application as presented to put the foundation under his camp only. Charlot Lake seconded. Unanimously approved.
- 2. Antonio Dubreuil: Property located on Map 32, Lot 61, Zoned AR. The lot is approximately 75' x 85' (containing approximately 6,000 square feet.) Mr. Dubreuil is requesting a permit to add a 4' x 10' storage shed to his present 20' x 10' storage shed. The Board asked how close this shed was to the water. Mr. Dubreuil told the

Board that it was fifteen (15) feet from the water. The deed that Mr. Dubreuil has does not describe the property very well. The Board asked if there was a cottage. Mr. Dubreuil told the Board that there was only a boathouse 20' x 10' where they store their camping stuff. The Board asked if he planned to put a cottage on it. Mr. Dubreuil told the Board that he would like one on the property, and asked if there was anyway he could. The Board told Mr. Dubreuil that he only had 6,000 square feet, and that he had to be 100 feet back from the water. Mr. Dubreuil asked if a holding tank would be allowed. The Board told Mr. Dubreuil that he had a problem with setbacks. Mike Hammond made the motion that the Planning Board approve this application as presented under Section 3.30 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

- Peter Harriman: Property located on Map 43, lot 827. This lot is 100' x 184'. The Board asked if he was the owner of the lot, and asked to see a copy of his deed. Mr. Harriman said that he did own it, but his deed has not been returned to him yet. This lot is less than 20,000 square feet. The Board asked if he had gone through DEP before. Mr. Harriman said that he never had. There was a lengthy—discussion held on this. Mr. Harriman told the Board that he did not mind waiting for approval on this lot. The Board again questioned whether he needed DEP approval. John Roberts made the motion that the Planning Board deny the permit due to Section 4807 A of the Maine Planning & Land Use Laws of 1984 until Mr. Harriman has approval from the Bureau of Environmental Protection. Mike Hammond seconded. 4 approved 1 abstained. Dwayne Woodsome felt that with Lake Arrowheads own water system he would not need BEP approval. Mike Hammond get in touch to discuss this with them. Map 43, Lots 872 & 873. These two (2) lots total about 33,430 square feet. Mr. Harriman would like to put a single family residence on these two (2) lots. Mr. Harriman will combine thses (2) lots so that he can meet the setbacks. Mike Hammond made the motion that this be approved under Section 2.08 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved. Mr. Harriman was placed on the agenda of the August 14, 1985 meeting at 9:15 p.m.
- 4. Richard Garvin—Hamill Subdivision: Mr. Garvin brought in his final plan of this subdivision with the Sediment and Erosion Control Procedures on the plan as required by the Planning Board. Mike Hammond made the motion that the Planning Board approve the final subdivision plan with the addition of the Erosion & Sediment Control Procedures. John Roberts seconded. Unanimously approved.

Larry Jacobsen arrived at this point in the meeting.

5. Richard Sevigny: Property located on Map 37, lot 13, Zoned AR. A survey has been done on this property. The Board asked Mr. Sevigny if he was part of the subdivision. Mr. Sevigny told the Board that he was not. Mr. Sevigny cannot meet the setbacks. Mr. Sevigny's property goes down hill. Mr. Sevigny wants to put a house over the approximate location of a foundation already there. The Board asked Mr. Sevigny what kind of foundation. Mr. Sevigny said that he wanted a paved concrete. On the plans mention is made of a future basement apartment. The Board asked about this. Mr. Sevigny told the Board that he would like to add this in the future and that it may never happen. The Board told Mr. Sevigny that he would have to be back one hundred (100) feet from the lake. Mr. Sevigny told the Board that he would not be able to see the lake and that it would put him on the back lot. The Board decided to get clarification on the new law that was presented to them tonight. The Board decided to table this until their next meeting. Mr. Sevigny was placed on the agenda of the august 14, 1985 meeting at 8:45 p.m.

VI Adjournment.

This meeting adjourned at 10:10 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to brder at 7:44 p.m. October 9, 1985

I <u>Rollcall:</u> Charlot Lake, Mike Hammond, Larry Jacobsen, and Dwayne Woodsome in attendance. Roland Denby, Chairman.

II Corrections to the September 11, 1985 & September 26, 1985 minutes were requested. Corrected minutes will be made and sent out.

III Appointments:

8:00 p.m. Walter Getchell

8:15 p.m. Schiavi Homes

8:30 p.m. Jerry Grier DID NOT SHOW

8:45 p.m. Peter Harriman

9:30 p.m. Brunetti's Restaurant DID NOT SHOW

9:45 p.m. Theresa Coburn 10:00 p.m. Tony Cognato

IV Communications:

- 1. Larry Jacobsen told the Board that he had spoken with the DEP regarding violations observed at Ossipee Lake.
- 2. Letter of resignation from Lesley Hammond as Planning Board Clerk. The Board read this and will start looking for a new Clerk. It was decided to start a new clerk out at \$5.00 an hour, and if it works out, to raise the salary to \$6.00.
- 3. Reapplication of Maxine Peightal. The Board denied this application at their September 26, 1985 meeting under Section 9.03 and returned this to the Code Enforcement Officer.
- 4. There was a list of outsales made by Starrett Pierce regarding property on Map 14 Lot 40. The Board acknowledges receipt of this.
- 5. Application to be placed on the agenda. Steve Broad. Mr. Broad would like to build a home on property located in Lake Arrowhead.

V New Business:

1. <u>Walter Getchell:</u> Property located on Map 45, Lots 1741 & 1742, Zoned AR. (total of 57,700 square feet.) Mr. Getchell would like to build a 24' x 28' attached garage 32' from the road. The Chairman read a letter from the SRCC addressed to Howard Anderson (who does not abut Mr. Getchell's property). The Chairman also read a letter from Dean Fortin to the SRCC, and a letter from Howard Anderson to the Planning Board. These lots were on a plan recorded in 1969. There was a question as to whether Mr. Getchell owns one (1) lot or two (2) lots. Mr. Getchell told the Board that he had bought the second lot with the deed stating that the lot "won't be built on." Charlot Lake looked at the deed and could not find that it was so phrased. Mr. Getchell has permission from the SRCC to build his garage. The Board asked why the garage couldn't be moved closer to the house. Mr. Getchell told the Board that it was very steep, and that he would need to have some sort of foundation wall. If he built it meeting the setbacks he would be closer to the abuttors house. Mr. Getchell told the

Board that he would be using a low pitched 7' 6" height and truss roof rafters. He also told the Board that if he put the garage on the side of his house he had a steep driveway which he can't use in the wintertime now. The Getchell's live there yearround. Mr. Anderson's Lot 1739 is not on the water, but it sits in a gully. Mr. Anderson would see the top of the garage. Charlot Lake made the motion that the Board hold an on-site inspection on this property. Larry Jacobsen seconded. Unanimously approved. The on-site was set for Monday, October 14, 1985 at 10:30 a.m.

- 2. Schiavi Homes: Property located on Map 46, Lot 1283. This lot contains 19,300 square feet. They would like to put a 27 1/2' x 40' modular home on this property. John Beaudoin represented Schiavi Homes. Schiavi Homes bought this property on April 1, 1985. The Board told Mr. Beaudoin that they could not help him as this lot is under the 20,000 square foot required for septic systems.
- 3. Peter Harriman: Property located on Map 45, Lot 1495, Zoned AR. This lot contains 24,900 square feet. This is a waterfront lot. Mr. Harriman has been before SRCC two (2) weeks ago, and SRCC requested a change on the deck. SRCC was concerned that the deck would be too close to the drainfield. This would put the deck closer to the water. This proposed house is 28' x 36' with a solarian as part of the deck. It will be 20' from one sideline, 45' from the other sideline. The Board asked if there were any structures on any side of this. Mr. Harriman told the Board that Lot 1494A is an unbuildable lot according to the SRCC. There is a structure on the other side that he has the greatest amount of setback. The Board asked about a garage. Mr. Harriman told the Board that he would like to put a garage under the house. The Board discussed conditioning the lot so that there could not be any other structure put on the property. MIke Hammond made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 4. The Board discussed a budget for the 1986 year. The Board discussed purchasing a camera which would allow them to take pictures of their on-site inspections. They would also like to purchase a staple remover and a scale ruler. The Board will need stationary during the next year. The Chairman will come up with a definite figure for needs and submit it.
- 5. George & Theresa Coburn: Property located on Map 7, Lot 77A, Zoned AR. This lot contains 111,220 square feet. Mrs. Coburn would like to change her bridal shop into a small rental apartment. Mrs. Coburn is considering buying a place on Route 202 and expand her shop. The Board told Mrs. Coburn that she did not have enough land to do this. The Coburn's would need 160,000 square feet to do this. The Board told Mrs. Coburn that you could not have greater density on her lot. Mike Hammond made the motion that the Board deny this application under Section 3.06.02 Item 1 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 6. Tony & Martha Cognato: Property located on Map 21, Lots 20 & 21. The Cognato's would like to put a 24' x 30' addition on their existing garage. Mr. Cognato told the Board that he was in the trucking business. Mike Hammond made the motion that the Board approve this as presented under Section 3.03 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

7. The Board members discussed their on-site inspections that they have held. Gobeil The Board measured and Mr. Gobeil's house is only 43' from the lake instead of the 65' to 75' from the lake that Mr. Gobeil told the Board at their September 26, 1985 meeting. Charlot Lake made the motion that Mr. Gobeil's application be denied under Section 3 of the Public Laws (Title 12 MRSA Sections 4811 – 4817.) Larry Jacobsen seconded. Unanimously approved. The Board also expressed concern about the Mazzola Trust property. The Chairman will see the Code Enforcement Officer about this. Rodney Chadbourne's subdivision on Routd 202. The Board thought this subdivision might need two (2) or four (4) culverts.

VI Adjournment.

This meeting adjourned at 10:27 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Appointments for October 24, 1985 meeting:

8:00 p.m. Steve Broad 8:30 p.m. Albert Dube

9:00 p.m. Brunetti's Restaurant

9:30 p.m. Owen Grant

9:45 p.m. Rodney Chadbourne

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:43 p.m. August 14, 1985

- I Rollcall: Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Rolland Denby Chairman.
- II The Board requested a change in the July 25, 1985 minutes. Corrected copies will be made and mailed out.

III Appointments:

8:00 p.m. Albert Cassino NOTICE RETURNED IN MAIL

8:00 p.m. Brunetti's Restaurant

8:30 p.m. Robert Potter

9:00 p.m. Richard Sevigny

9:30 p.m. Peter Harriman

10:00 p.m. Ruel

IV Communications:

- 1. Catalog from EMA. The Board acknowledges receipt of this.
- 2. Catalog from Bureau of Land Quality Control. The Board acknowledges receipt of this.
 - 3. Bulletin from MAP. The Board acknowledges receipt of this.
 - 4. Bulletin from State Planning Office. The Board acknowledges receipt of this.
 - 5. Newspaper from USM. The Board acknowledges receipt of this.
 - 6. Newsletter from SMRPC. The Board acknowledges receipt of this.
- 7. Notice of Decision from the Zoning Board of Appeals re: Leopold Nolette. The Board acknowledges receipt of this.
- 8. Application to be placed on the agenda. Alan Plante. Mr. Plante was placed on the agenda of the August 22, 1985 meeting at 9:30 p.m.
- 9. Application to be placed on the agenda. Brunetti's Restaurant. Mr. Ricker was placed on the agenda of the August 22, 1985 meeting at 9:45 p.m.
- 10. Application to be placed on the agenda. Donald Sylvestre. Mr. Sylvestre was placed on the agenda of the August 22, 1985 meeting at 8:15 p.m.
- 11. Application to be placed on the agenda. Hazen O'Clair. Mr. O'Clair was placed on the agenda of the August 22, 1985 meeting at 9:15 p.m.
- 12. Application to be placed on the agenda. Doug Ake. Mr. Ake was placed on the agenda of the August 22, 1985 meeting at 8:45 p.m.

V New Business:

- 1. Brunetti's Restaurant. Mr. Ricker wants to add a 15' x 7' washroom. The Board was concerned about how Mr. Ricker obtained his permit to put in a walk-in cooler and takeout window. Mr. Ricker asked if he could convert his restaurant into two (2) apartments. The Board told Mr. Ricker that there was not enough land. Mr. Ricker did not have a copy of his deed. The Board told him that he needed at least 80,000 square feet for each living unit. Mr. Ricker told the Board that the house and restaurant are on one (1) piece of property. The Board will do some research and Mr. Ricker was placed on the agenda of the next meeting.
- 2. Robert Potter: Property located on Map 32, Lot 64. He would like to put a cement block foundation under his camp. The Board asked if he was going any closer to the water. Mr. Potter told the Board that he was not. The Board also asked about excavating. Mr. Potter told the Board that he would not do anymore than he had to do. There will not be a cellar or a crawl space under this. Mike Hammond made the motion that the Planning Board approve Robert Potter's application for a permit to put a foundation under his camp as presented under Section 9.03. Charlot Lake seconded. Unanimously approved.
- 3. Richard Sevigny: Mr. Sevigny told the Board that he had called Sherry Hanson a week ago, and she told him that there are towns violating the law by allowing living quarters closer to the lake. Mr. Sevigny told the Board that his lot had an existing house on it. Mr. Sevigny moved the building on this lot in 1983. Mr. Sevigny wants to angle his house so that he may use passive solar. He is also going to put in a new septic system. Mike Hammond made the motion that the Planning Board approve this under Sections 9.03 and 2.08 of the Zoning Ordinance with the dimensions as presented. John Roberts seconded. Unanimously approved.

Charlot Lake left at this point in the meeting.

Van Foglio came in at this point in the meeting. The Board and Van discussed the new law regarding the sale of lots and Leopold Nolette.

- 4. Peter Harriman: Property located on Map 43, Lots 827 & 1678. Zoned AR. Mr. Harriman wanted the Board to reconsider their decision of the last meeting regarding lot 827. He believed that he fell under the exceptions. That particular section of Lake Arrowhead was approved by the Planning Board on December 17, 1969 and was recorded in Plan Book 50, page 14 on December 30, 1969. This map was not hanging up with the other maps. He has now eliminated the garage from his previous proposal. Mike Hammond made the motion that the Planning Board approve the proposals as presented under Section 2.08 of the Zoning Ordinance. John Roberts seconded. Unanimously approved. Mr. Harriman also wanted to discuss a retaining wall on property located on Map 38, Lot 31 for Toothaker. The Board decided to hold an on-site inspection on this property on Friday August 16, 1985 at 9:30 a.m. Mike Hammond, Larry Jacobsen and Dwayne Woodsome attended this on-site.
- 5. Renald Ruel: Property located on Map 35, Lot 14A. Mr. Ruel told the Board that the Courts had ruled in favor of his neighbors. Mr. Ruel would like to raise his cottage and put a foundation under it with an eight (8) foot closed in porch. John Roberts made the motion that the Board grant Mr. Ruel's application for a permit to put a foundation underneath his cottage and put an eight (8) foot porch under Section 9.03 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.

VΙ Treasurers Report.

Mike Hammond told the Board that they have \$173.23 in their checking account. The Board decided to put another \$500.00 in this account. Mike Hammond will ask Dianne Holden for a check.

Mike Hammond made the motion that the Planning Board members be paid for any special meetings that they attend for the month of August. Dwayne Woodsome seconded. Unanimously approved.

VII Adjournment.

This meeting adjourned at 10:20 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Agerda for August 22, 1985's meeting:

8:00 p.m. Albert Cassino

8:15 p.m. Donald Sylvestre

8:45 p.m. Douglas Ake

9:15 p.m. Hazen O'Clair 9:30 p.m. Alan Plante

9:45 p.m. Brunetti's Restaurant

10:00 p.m. Leopold Nolette

WATERBORO, MAINE

CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:01 p.m. October 24, 1985

- I <u>Rollcall:</u> Mike Hammond, Larry Jacobsen and Dwayne Woodsome. Roland Denby Chairman.
- I Corrections were requested for the October 9, 1985 meeting. Corrected copies will be made and sent out.

III Appointments:

8:00 p.m. Steve Broad

8:30 p.m. Albert Dube DID NOW SHOW

9:00 p.m. Brunetti's Restaurant DID NOT SHOW

9:30 p.m. Owen Grant DID NOT SHOW

9:45 p.m. Rodney Chadbourne

IV Communications:

- 1. Application to be placed on the Agenda: John R. Gagne. Property located on Lot 29, Section 3 Lake Sherburne. Mr. Gagne would like to build a 24' x 40' yearround cotage with a full foundation on this property. According to Mr. Gagne's proposal he is not going to be 100 feet from the lake. Mr. Gagne was placed on the agenda of the November 13, 1985 meeting at 8:00 p.m.
- 2. Notice of Public Hearing from the SRCC regarding property owned by Maurice St.Peter, Lot 1347, 5 Pioneer Circle, Lake Arrowhead. The Board acknowledges receipt of this.
- 3. Memo from the Board of Selectmen stating that they have not received copies of the Planning Board minutes since June 12, 1985. The Clerk will make copies and see that the Selectmen receive them.

V New Business:

- 1. <u>Steve Broad:</u> Property located on Map 42, Lot 121-A, Zoned AR. Grandfathered lot. Mr. Broad would like to build a 28' x 40' house on this property. There are no buildings on either side of him, and he meets all of the setback requirements. Mike Hammond made the motion that this application be approved under Section 2.08 of the Waterboro Zoning Ordinance to build a 28' x 40' house as presented to the Board. Larry Jacobsen seconded. Unanimously approved.
- 2. The Board discussed having a form letter made up for approvals so that the applicants could have their letter the night of the Board's approval or disapproval. The Clerk will make up a form letter.
- 3. The Board members who attended the on-site inspection at Walter Getchell's property were: Roland Denby, Charlot Lake, Larry Jacobsen and Dwayne Woodsome. They reported to the Board that Mr. Getchell's diagram was correct. This property is very rough and steep. The garage must be attached per the SRCC. Mr. Getchell plans to use roof trusses and a low profile. Dwayne Woodsome made the motion that this application be approved as presented to build a garage under Sections 2.08 and 3.03 of

the Waterboro Zoning Ordinance. Larry Jacobsen seconded. Unanimously approved.

- 4. <u>Douglas Leary:</u> Property located on Route 202 & 4. Mr. Leary would like a permit to <u>live in a travel</u> trailer while clearing land for a permanent residence. The Board discusses sanitary facilities. Mike Hammond made the motion that this application be approved under Section 2.07 of the Waterboro Zoning Ordinance for thirty (30) days from October 24, 1985 to November 23, 1985. Larry Jacobsen seconded. three (3) approved, one (1) opposed.
- 5. The Board discussed running an ad for a Clerk in the Budget Saver. They decided to run a quarter page ad.
- 6. Rodney Chadbourne: Sketch plan for a proposed eight (8) lot subdivision on the Webber Road. The owners of this property is Tom & William Caffyn of New England Log Homes of Maine. The Board is concerned about the roads and right of way. This subdivision was established by John Hanscom. The Board asked who would maintain the road. Mr. Chadbourne told the Board that the lot owners would be responsible for the maintenance. Larry Jacobsen told the Board that one of the roads involved is marked "No Trespassing—Private Property". The Board is concerned about shoestring lots. Mr. Chadbourne told the Board that there is a gully between Lots 3 & 4 and ends up between Lots 5 & 8. The Board decided to hold an on-site inspection on Saturday, October 26, 1985 at 10:00 a.m.

VI Adjournment.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:32 p.m. September 11, 1985

I Rollcall: Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts. Roland Denby Chairman.

II The minutes of the August 14, 1985 and the corrected minutes of the July 25, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Albert Cassino

8:15 p.m. Donald Sylvestre

8:45 p.m. Doug Ake

9:15 p.m. Hazen O'Clair

9:45 p.m. Brunetti's Restaurant

10:00 p.m. Leopold Nolette

IV Communications:

- 1. Check from the Town for the Planning Board checkbook. The Treasurer will deposit this in the checkbook.
- 2. Bills from the Morley Store for supplies. Charlot Lake made the motion that the Treasurer pay them. Mike Hammond seconded. Unanimcusly approved.
- 3. Application to be placed on the agenda. Rodney Chadbourne—preapplication of a sketch plan of proposed 4 lot subdivision on Route 202. Mr. Chadbourne was placed on the agenda of the Sept. 26, 1985 meeting at 8:00 p.m.
- 4. Application to be placed on the agenda. Fred Bearham—has a grandfathered lot, would like to put a 28' x28' two-story structure with a daylight basement. Mr. Bearham was placed on the agenda of the Sept. 26, 1985 meeting at 8:15 p.m.
- 5. Application to be placed on the agenda. Albert Dube—wants to install a 14' x 24' deck on front of his house, and a 8' x 8' shed on the back of his house. Mr. Dube was placed on the agenda of the Sept. 26, 1985 meeting at 8:30 p.m.
- 6. Application to be placed on the agenda. Bernadette A. Williams—wants a permit to open a wholesale business at her home on Route 202. Mrs. Williams was placed on the agenda of the Sept. 26, 1985 meeting at 8:45 p.m.
- 7. Application to be placed on the agenda. Maxine Peightal—wants permission to build a garage on an existing foundation. Mrs. Peightal was placed on the agenda of the Sept. 26, 1985 meeting at 9:00 p.m.
- 8. Application to be placed on the agenda. Stuart Gannett—wants to build a 24' \times 80' addition. Mr. Gannett was placed on the agenda of the Sept. 26, 1985 meeting at 9:15 p.m.
- 9. Application to be placed on the agenda. Robert Gobeil—wants to build a 16' x 22' garage. Mr. Gobeil was placed on the agenda of the Sept. 26, 1985 meeting at 9:30 p.m.

- 10. Application to be placed on the agenda. Donna Morrill—wants a permit to place a mobile home on a temporary basis on rented land for one (1) year. Ms. Morrill was placed on the agenda of the Sept. 26, 1985 meeting at 9:45 p.m.
- 11. Application to be placed on the agenda. Joanne Kozlowski—wants a permit to add a 12' x 16' bathroom. Ms. Kozlowski was placed on the agenda of the Sept. 26, 1985 meeting at 10:00 p.m.
- 12. Application to be placed on the agenda. Walter Getchell—wants a permit to build an attached garage to be 11 feet from the lot line and 32 feet from the road. Mr. Getchell was placed on the agenda of the Oct. 9, 1985 meeting at 8:00 p.m.
- 13. Application to be placed on the agenda. Schiavi Homes—wants to present a plan for a substandard lot in Lake Arrowhead. Schiavi Homes was placed on the agenda of the Oct. 9, 1985 meeting at 8:15 p.m..
- 14. Application to be placed on the agenda. Jerry Grier & Forrest Owen—proposed subdivision. Mr. Grier & Mr. Owen was placed on the agenda of the Oct. 9, 1985 meeting at 8:30 p.m.
- 15. Application to be placed on the agenda. Peter Harriman—wants a building permit for Lot 1495 Old Portland Road, Lake Arrowhead. Mr. Harriman was placed on the agenda of the Oct. 9, 1985 meeting at 9:00 p.m.

V New Business:

- 1. Donald Sylvestre: Property located on Map 32, Lot 11. This is a 50' x 120' lot. Mr. Sylvestre would like to put a foundation under an existing cottage in Johnsons Cove off the West Shore Road. The Board asked if he was planning to winterize it. Mr. Sylvestre told the Board that he was a little bit at a time. The Board mentioned a Conversion Permit. The Board asked what was under the camp now. Mr. Sylvestre answered posts. The Board asked about excavating. Mr. Sylvestre told the Board that he would be putting in footings. The Board asked him if he wanted a full cellar. Mr. Sylvestre does want a seven (7) foot full cellar. The Board asked Mr. Sylvestre if he drove to his cottage the same way that Mr. Nolette did. Mr. Sylvestre said that he did not as Mr. Nolette has a private road. The Board asked Mr. Sylvestre if he would be adding any rooms. Mr. Sylvestre said that he planned on a family room and a workshop. They will also put in the plumbing and maybe the washer. Dwayne Woodsome made the motion that the Board approve this as presented under Section 9.03 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 2. Albert Cassino: Property located on Map 32, Lot 18. This is a 75' x 100' lot. Mr. Cassino would like to put a full basement under his cottage. The Board asked about excavating. Mr. Cassino said that they would be excavating. The Board asked what they were going to be doing with the extra soil. Mr. Cassino said that if his neighbors did not want it the contractor would take it. The Board asked about his spreading it over his land. Mr. Cassino said that his lot was too small to spread it. The Board asked if he would be disturbing anything other than around the building. Mr. Cassino said that he would not. The Board told Mr. Cassino that if he gave the soil to his neighbor it would be the neighbors responsibility to handle it so it will not go into the lake. The Board also told him that anything within one hundred (100) feet of the lake would require permits from the DEP. The Board asked if they would be adding rooms to the basement. Mr. Cassino said they would be using it for storage. The Board

asked what the size of the cottage is. Mr. Cassino said that it was 24' x 30', and that it was 30' from the lake. This cottage sits in the middle of the lot. Mike Hammond made the motion that the Board approve this as presented under Section 9.03 of the Zoning Ordinance. Charlot Lake seconded, Unanimously approved.

- 3. Doug Ake: Property located on Map 32, Lot 47. This lot is 100' x 100'. Mr. Ake showed the Board a copy of his proposed deed and a contract for sale. The Board told Mr. Ake that this application would need approval from DEP before the Board can do anything. Mr. Ake asked if it would make any difference if he stayed 100' from the lake for septic system purposes. The Board told Mr. Ake where this lot was less than 20,000 square feet they did not know whether or not he could get sewerage on the lot or not. Mr. Ake asked about the grandfathered clause. The Board told him that did not concern the septic system. The Board told him the septic system has to be on a lot that is over 20,000 square feet unless approved by the DEP. The Board asked if there was a building on this lot. Mr. Ake told him no. The Board told him he would have to start with Human Services. The Board told Mr. Ake to see Van Foglio and obtain an application.
- 4. Hazen O'Clair: Property located on Map 14, Lot 40, Zoned AR. This lot is 72' x 600' (43,200 square feet). Mr. O'Clair would like to put a trailer on this lot. The Board asked if this would be a full time home. Mr. O'Clair said that it would be. The Board asked who owned this property before him. Mr. O'Clair told the Board that Starrett Pierce sold him the property, and that when he bought it, Mr. Pierce had told him he probably would not be able to build on it. The Board told Mr. O'Clair that he needed 80,000 square feet to build. The Board was concerned that this lot may have been created under violation of the Subdivision Laws. This could be an illegal lot, and the Board told Mr. O'Clair to get in touch with Mr. Pierce and also find out what kind of a deed he has from Mr. Pierce. The Board told Mr. O'Clair that as of 1977 lots should not be created of this size. Charlot Lake made the motion that this application be denied under Section 3.03 of the Zoning Ordinance. Mike Hammond seconded. Unanimously approved.
- 5. Brunetti's Restaurant: Mr. Ricker would like to put a 15' x 7' addition on this restaurant for his dishwasher. Roland Denby read the minutes from the previous meetings. A lengthy discussion followed regarding the previous meeting. Mr. Ricker asked what the Board had found out about the law. The Board said that it was discussed at the Special Meeting they attended the evening before, and that this law is in Title 12. This is a public law and is part of the shoreland zoning. Mr. Ricker has a non-conforming use which cannot be expanded upon. Mr. Ricker asked the Board if he obtained permission from the State if the Board would go along with it. The Board told him it would still be up to a vote of the Board. Mr. Ricker told the Board that his attorney has a copy of the law and that he would give him a call. Mr. Ricker then asked about the cellar under the restaurant where he currently has his wine, beer and soft drinks stored if he could put his dishwasher down there. The Board told him to put in an application for this specific application and that they would take a look at it. Dwayne Woodsome made the motion that the Board deny this application under Section 9.03 of the Zoning Ordinance. Larry Jacobsen seconded. Unanimously approved.
- 6. Leopold Nolette: Mr. Nolette told the Board that he had been before the Zoning Board of Appeals, and that they had denied him with reference to setback dimensions. Mr. Nolette asked if he could put a boardwalk from the house to the door of his garage. The Board told Mr. Nolette that he had told them that he wanted to put a breezeway. Mr. Nolette told the Board that he could not put in a breezeway the way it is. The way that he wanted it, (which was denied by the PB and ZBOA), he could

have put in a breezeway. He said that this way he could not because there was 36' in between the house and the garage. The Board told Mr. Nolette that the Board could not consider this as he has plenty of land, and if you have enough land to build on you have to comply with the setbacks. Mr. Nolette told the Board that he would sell the land. The Board told him that that would be an illegal sale.

- 7. Mr. Toothaker's application. Charlot Lake made the motion that the Board deny this application under Section 3 regarding retaining walls of the Public Laws of 1984, #5 under Structures. Charlot Lake read this to the Board. Dwayne Woodsome seconded. Unanimously approved.
- 8. On August 29, 1985 Roland Denby and Larry Jacobsen of the Planning Board, Mr. Bayer from the DEP, Van Foglio, and Ken Corthell from the ZBOA held an on-site inspection on Toothaker's lot and the Webber Road property.
- 9. On September 10, 1985 there was a meeting with the DEP and Attorney Lovell on the Great Pond Act. Roland Denby, Charlot Lake, Mike Hammond, Larry Jacobsen and Dwayne Woodsome attended from the Board.
- 10. Roland Denby also asked the Board members to contact the Secretary if they could not attend a meeting. At the August 22, 1985 meeting only two (2) members attended and a meeting could not be held without a quorum.

VI Adjournment.

This meeting adjourned at 10:26 p.m.

Respectfully submitted,

Michael L. Hammond

Secretary/Treasurer

Agenda for Sept. 26, 1985 meeting:

8:00 p.m. Rodney Chadbourne

8:15 p.m. Fred Bearham

8:30 p.m. Albert Dube

8:45 p.m. Bernadette Williams

9:00 p.m. Maxine Peightal

9:15 p.m. Stuart Gannett

9:30 p.m. Robert Gobeil

9:45 p.m. Donna Morrill

10:00 p.m. Joanne Kozkowski

James Goodwe

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. September 26, 1985

- I <u>Rollcall:</u> Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts. Roland Denby Chairman.
- II The Board requested changed be made to the minutes of the September 11, 1985 meeting. Corrected copies will be made and mailed out.

III Appointments:

8:00 p.m. Rodney Chadbourne

8:15 p.m. Fred Bearham DID NOT SHOW

8:30 p.m. Albert Dube DID NOT SHOW

8:45 p.m. Bernadette Williams

9:00 p.m. Maxine Peightal DID NOT SHOW

9:15 p.m. Stuart Gannett

9:30 p.m. Robert Gobeil

9:45 p.m. Donna Morrill

10:00 p.m. Joanne Kozlowski

IV Communications

- 1. Intent to File—SRCC.
- 2. SRCC—several applications. The Board acknowledges receipt of this.
- 3. Application to be placed on the agenda. Herbert Ricker—Brunetti's Restaurant. Mr. Ricker was placed on the agenda of the October 9, 1985 meeting at 9:30 p.m.
- 4. Application to be placed on the agenda. George Coburn. Mr. Coburn was placed on the agenda of the October 9, 1985 meeting at 9:45 p.m.
- 5. Application to be placed on the agenda. Anthony Cognato. Mr. Cognato was placed on the agenda of the October 9, 1985 meeting at 10:00 p.m.
 - 6. Pamphlet from USM. The Board acknowledges receipt of this.
- 7. Request from the Finance Committee asking for a budget amount for the year 1986. Roland Denby will have this for the next meeting.
- 8. Letter from Madge Baker of SMRPC regarding zoning revisions. The Board will try to set up an appointment for some time in October.
 - 9. Rehabilitation of apartment buildings with over five (5) units.

V New Business:

1. Rodney Chadbourne & Dana Libby: Proposed four (4) lot subdivision on Route 202. This subdivision has not been named. The property is currently owned by the Christian Brothers of Instruction. John Brock has an option to purchase it, and Mr. Chadbourne has an option to purchase with Mr. Brock. This property is located on Map

- 1, Lot 3, Zoned AR. Access to these lots is on Route 202. Proposed lots 3 & 4 will share a common driveway. The Board mentioned site distances. Mr. Chadbourne does not believe there will be a problem with site distances. The Board also asked about culverts. Mr. Chadbourne anticipates that he will be responsible for putting them in. The Board asked if there were any historical markers and the like on this property. Mr. Chadbourne said that he did not believe so. The Board told Mr. Chadbourne that they wanted to be sure that the railroad is in the deeds on this property. The Board decided to hold an on-site inspection on Monday, September 30, 1985 at 5:00 p.m. Mike Hammond made the motion to accept the sketch plan as presented. Larry Jacobsen seconded. Unanimously approved.
- 2. Bernadette Williams: Property located on Map 22, Lot 12, Zoned Village. 21,500 square feet. Ms. Williams would like a permit to have a wholesale business in her house. The Board asked about parking needs. Ms. Williams said that she did not do any selling out of her house. Ms. Williams puts her things on consignment in a shop in Saco. The Board asked about delivery of supplies. Ms. Williams told the Board that she has had two (2) deliveries so far, and they were delivered in a truck larger than a pickup' but not the size of a semi. The Board asked about employees, Ms. Williams said that she was her only employee. The Board was also concerned about machinery. Ms. Williams told the Board that she has a table saw, joiner, compressor, and both small and large power tools. The Board asked if they were noisy. Ms. Williams told the Board that she has asked her neighbors several times if they bother her, and she has been told that they do not. Ms. Williams told the Board that her workshop is in her garage. She does not store anything outside. The Board asked if she planned on altering the exterior character of the building. Ms. Williams said that in the future she would like to tear down the two (2) garages, and build a breezeway connected to a modern shop. The Board asked if she was planning on running a retail shop. Ms. Williams said that she had considered it, but she would not have enough time to make furniture and run a retail shop too. Mike Hammond made the motion that the Board approve this as a wholesale business under Sections 2.08 and 3.04.02 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved. The Board also asked about the use of lacquers and paints. Ms. Williams told the Board that you must maintain such high temperatures to do this that she does not plan on doing any finishing during the winter. The Board also asked about disposing of sawdust and leftover wood pieces. Ms. Williams told the Board that she puts the sawdust in a trash bag which she has picked up, and that she has bought a box woodstove where she will burn the leftover wood pieces.
- 3. Mr. Anderson* Property located on Map 45, Lots 1732 & 1733, Section 2 in Lake Arrowhead. Mr. Anderson had some questions for the Board. He has an option to purchase Lot 1731 also. He would like to combine these three (3) lots and make two (2) larger lots. The Board was concerned about this as this is a recorded subdivision. The Board also told Mr. Anderson that in order to meet the Zoning he needed 80,000 square feet for each lot. The total footage of the three (3) lots is 49,200 square feet. The Board was not sure whether this was possible or not.
- 4. Robert Gobeil: Property located on Map 30, Lot 71-U. Wants to build a 16' x 22' garage. Mr. Gobeil believes that his house is somewhere 65' and 75' from the lake. Mr. Gobeil does not want to attach it to his house. He also asked if he needed permission to even off his roof. The Board told him that as long as he did not exceed the height limitations he could. The Board decided to hold an on-site inspection on Monday, September 26, 1985 at 4:15~p.m.
- 5. Stuart Gannett: Mr. Gannett wants to ad a 24' x 80' addition to his waste treatment building at Southern Maine Finishing. The Board was not sure why Mr.

Gannett had to come before the Board. Mr. Gannett told the Board that this was Phase 2 of his system. The Board asked if his equipment had to be approved by the DEP. MR. Gannett said that it did not. Mike Hammond made the motion that this be sent back to the Code Enforcement Officer with no action but recommends approval. Charlot Lake seconded. Unanimously approved.

- 6. Donna Morrill: Mrs. Morrill's ex-husband attended the meeting for her. Mrs. Morrill would like to put a mobilehome on property owned by her father for a one (1) year period of time. This property is located on Map 4, Lot 42. The mobilehome would occupy a two (2) acre piece of this lot. The Board told Mr. Morrill that the landowner should come in and request the permits. A note to this effect was put on the application and returned to the Code Enforcement Officer. Mike Hammond made the motion that this be approved with this condition. Charlot Lake seconded. Unanimously approved.
- Fred Bearham: Property located on Map 45, Lot 1539, zoned AR. Grandfathered lot. 30,500 square feet. Mr. Bearham wants to put a two (2) story house with a daylight basement. He is 150' from the lake, 50' from the road, and 70' from the side. Mike Hammond made the motion that this be approved under Section 2.08. Charlot Lake seconded. Unanimously approved.
- 8. Maxine Peightal: Mrs. Peightal would like to replace a garage that burned in the 1947 fire on the existing foundation. Mike Hammond made the motion that this be gent to the Zoning Board of Appeals for action. Dwayne Woodsome seconded. Unanimously approved.
- The Board was given copies of documents that were sent by the Maine Municipal Association.
- 10. The Board discussed concern over Mr. D'Entremont's garage that is being The Board does not believe that this garage is the dimensions that were discussed with the Board.

VII Adjournment.

This meeting adjourned at 10:10 p.m.

Respectfu**lly, submitted,**

Michael L. Hammond

Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:44 p.m. October 9, 1985

I <u>Rollcall:</u> Charlot Lake, Mike Hammond, Larry Jacobsen, and Dwayne Woodsome in attendance. Roland Denby, Chairman.

II Corrections to the September 11, 1985 & September 26, 1985 minutes were requested. Corrected minutes will be made and sent out.

III Appointments:

8:00 p.m. Walter Getchell

8:15 p.m. Schiavi Homes

8:30 p.m. Jerry Grier DID NOT SHOW

8:45 p.m. Peter Harriman

9:30 p.m. Brunetti's Restaurant DID NOT SHOW

9:45 p.m. Theresa Coburn 10:00 p.m. Tony Cognato

IV Communications:

- 1. Larry Jacobsen told the Board that he had spoken with the DEP regarding violations observed at Ossipee Lake.
- 2. Letter of resignation from Lesley Hammond as Planning Board Clerk. The Board read this and will start looking for a new Clerk. It was decided to start a new clerk out at \$5.00 an hour, and if it works out, to raise the salary to \$6.00.
- 3. Reapplication of Maxine Peightal. The Board denied this application at their September 26, 1985 meeting under Section 9.03 and returned this to the Code Enforcement Officer.
- 4. There was a list of outsales made by Starrett Pierce regarding property on Map 14 Lot 40. The Board acknowledges receipt of this.
- 5. Application to be placed on the agenda. Steve Broad. Mr. Broad would like to build a home on property located in Lake Arrowhead.

V New Business:

1. Walter Getchell: Property located on Map 45, Lots 1741 & 1742, Zoned AR. (total of 57,700 square feet.) Mr. Getchell would like to build a 24' x 28' attached garage 32' from the road. The Chairman read a letter from the SRCC addressed to Howard Anderson (who does not abut Mr. Getchell's property). The Chairman also read a letter from Dean Fortin to the SRCC, and a letter from Howard Anderson to the Planning Board. These lots were on a plan recorded in 1969. There was a question as to whether Mr. Getchell owns one (1) lot or two (2) lots. Mr. Getchell told the Board that he had bought the second lot with the deed stating that the lot "won't be built on." Charlot Lake looked at the deed and could not find that it was so phrased. Mr. Getchell has permission from the SRCC to build his garage. The Board asked why the garage couldn't be moved closer to the house. Mr. Getchell told the Board that it was very steep, and that he would need to have some sort of foundation wall. If he built it meeting the setbacks he would be closer to the abuttors house. Mr. Getchell told the

Board that he would be using a low pitched 7' 6" height and truss roof rafters. He also told the Board that if he put the garage on the side of his house he had a steep driveway which he can't use in the wintertime now. The Getchell's live there yearround. Mr. Anderson's Lot 1739 is not on the water, but it sits in a gully. Mr. Anderson would see the top of the garage. Charlot Lake made the motion that the Board hold an on-site inspection on this property. Larry Jacobsen seconded. Unanimously approved. The on-site was set for Monday, October 14, 1985 at 10:30 a.m.

- 2. <u>Schiavi Homes:</u> Property located on Map 46, Lot 1283. This lot contains 19,300 square feet. They would like to put a 27 1/2' x 40' modular home on this property. John Beaudoin represented Schiavi Homes. Schiavi Homes bought this property on April 1, 1985. The Board told Mr. Beaudoin that they could not help him as this lot is under the 20,000 square foot required for septic systems.
- 3. Peter Harriman: Property located on Map 45, Lot 1495, Zoned AR. This lot contains 24,900 square feet. This is a waterfront lot. Mr. Harriman has been before SRCC two (2) weeks ago, and SRCC requested a change on the deck. SRCC was concerned that the deck would be too close to the drainfield. This would put the deck closer to the water. This proposed house is 28' x 36' with a solarian as part of the deck. It will be 20' from one sideline, 45' from the other sideline. The Board asked if there were any structures on any side of this. Mr. Harriman told the Board that Lot 1494A is an unbuildable lot according to the SRCC. There is a structure on the other side that he has the greatest amount of setback. The Board asked about a garage. Mr. Harriman told the Board that he would like to put a garage under the house. The Board discussed conditioning the lot so that there could not be any other structure put on the property. MIke Hammond made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 4. The Board discussed a budget for the 1986 year. The Board discussed purchasing a camera which would allow them to take pictures of their on-site inspections. They would also like to purchase a staple remover and a scale ruler. The Board will need stationary during the next year. The Chairman will come up with a definite figure for needs and submit it.
- 5. George & Theresa Coburn: Property located on Map 7, Lot 77A, Zoned AR. This lot contains 111,220 square feet. Mrs. Coburn would like to change her bridal shop into a small rental apartment. Mrs. Coburn is considering buying a place on Route 202 and expand her shop. The Board told Mrs. Coburn that she did not have enough land to do this. The Coburn's would need 160,000 square feet to do this. The Board told Mrs. Coburn that you could not have greater density on her lot. Mike Hammond made the motion that the Board deny this application under Section 3.06.02 Item 1 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.
- 6. Tony & Martha Cognato: Property located on Map 21, Lots 20 & 21. The Cognato's would like to put a 24' x 30' addition on their existing garage. Mr. Cognato told the Board that he was in the trucking business. Mike Hammond made the motion that the Board approve this as presented under Section 3.03 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

7. The Board members discussed their on-site inspections that they have held. Gobeil The Board measured and Mr. Gobeil's house is only 43' from the lake instead of the 65' to 75' from the lake that Mr. Gobeil told the Board at their September 26, 1985 meeting. Charlot Lake made the motion that Mr. Gobeil's application be denied under Section 3 of the Public Laws (Title 12 MRSA Sections 4811 – 4817.) Larry Jacobsen seconded. Unanimously approved. The Board also expressed concern about the Mazzola Trust property. The Chairman will see the Code Enforcement Officer about this. Rodney Chadbourne's subdivision on Routd 202. The Board thought this subdivision might need two (2) or four (4) culverts.

VI Adjournment.

This meeting adjourned at 10:27 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

Appointments for October 24, 1985 meeting:

8:00 p.m. Steve Broad 8:30 p.m. Albert Dube

9:00 p.m. Brunetti's Restaurant

9:30 p.m. Owen Grant

9:45 p.m. Rodney Chadbourne

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WATERBORO, MAINE

CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:01 p.m. October 24, 1985

- I <u>Rollcall:</u> Mike Hammond, Larry Jacobsen and Dwayne Woodsome. Roland Denby Chairman.
- I Corrections were requested for the October 9, 1985 meeting. Corrected copies will be made and sent out.

III Appointments:

8:00 p.m. Steve Broad

8:30 p.m. Albert Dube DID NOW SHOW

9:00 p.m. Brunetti's Restaurant DID NOT SHOW

9:30 p.m. Owen Grant DID NOT SHOW

9:45 p.m. Rodney Chadbourne

IV Communications:

- 1. Application to be placed on the Agenda: John R. Gagne. Property located on Lot 29, Section 3 Lake Sherburne. Mr. Gagne would like to build a 24' x 40' yearround cotage with a full foundation on this property. According to Mr. Gagne's proposal he is not going to be 100 feet from the lake. Mr. Gagne was placed on the agenda of the November 13, 1985 meeting at 8:00 p.m.
- 2. Notice of Public Hearing from the SRCC regarding property owned by Maurice St.Peter, Lot 1347, 5 Pioneer Circle, Lake Arrowhead. The Board acknowledges receipt of this.
- 3. Memo from the Board of Selectmen stating that they have not received copies of the Planning Board minutes since June 12, 1985. The Clerk will make copies and see that the Selectmen receive them.

V New Business:

- 1. Steve Broad: Property located on Map 42, Lot 121-A, Zoned AR. Grandfathered lot. Mr. Broad would like to build a 28' x 40' house on this property. There are no buildings on either side of him, and he meets all of the setback requirements. Mike Hammond made the motion that this application be approved under Section 2.08 of the Waterboro Zoning Ordinance to build a 28' x 40' house as presented to the Board. Larry Jacobsen seconded. Unanimously approved.
- 2. The Board discussed having a form letter made up for approvals so that the applicants could have their letter the night of the Board's approval or disapproval. The Clerk will make up a form letter.
- 3. The Board members who attended the on-site inspection at Walter Getchell's property were: Roland Denby, Charlot Lake, Larry Jacobsen and Dwayne Woodsome. They reported to the Board that Mr. Getchell's diagram was correct. This property is very rough and steep. The garage must be attached per the SRCC. Mr. Getchell plans to use roof trusses and a low profile. Dwayne Woodsome made the motion that this application be approved as presented to build a garage under Sections 2.08 and 3.03 of

the Waterboro Zoning Ordinance. Larry Jacobsen seconded. Unanimously approved.

- 4. <u>Douglas Leary:</u> Property located on Route 202 & 4. Mr. Leary would like a permit to live in a travel trailer while clearing land for a permanent residence. The Board discusses sanitary facilities. Mike Hammond made the motion that this application be approved under Section 2.07 of the Waterboro Zoning Ordinance for thirty (30) days from October 24, 1985 to November 23, 1985. Larry Jacobsen seconded. three (3) approved, one (1) opposed.
- 5. The Board discussed running an ad for a Clerk in the Budget Saver. They decided to run a quarter page ad.
- 6. Rodney Chadbourne: Sketch plan for a proposed eight (8) lot subdivision on the Webber Road. The owners of this property is Tom & William Caffyn of New England Log Homes of Maine. The Board is concerned about the roads and right of way. This subdivision was established by John Hanscom. The Board asked who would maintain the road. Mr. Chadbourne told the Board that the lot owners would be responsible for the maintenance. Larry Jacobsen told the Board that one of the roads involved is marked "No Trespassing—Private Property". The Board is concerned about shoestring lots. Mr. Chadbourne told the Board that there is a gully between Lots 3 & 4 and ends up between Lots 5 & 8. The Board decided to hold an on-site inspection on Saturday, October 26, 1985 at 10:00 a.m.

VI Adjournment.

Respectfully submitted,

Michael L. Hammond Secretary/Treasurer

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. November 13, 1985

- I <u>Rollcall:</u> Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts. Roland Denby Chairman.
- If the corrected minutes of the October 9, 1985 meeting were unanimously approved. Corrections were requested of the October 24, 1985 meeting. Corrected copies will be made and mailed out.

III Appointments:

Mr. & Mrs. John Gagne Rodney Chadbourne John Kustron Earl Pennell

IV Communications:

- 1. Letter from Walker, Bradford, Hull & LaBrique regarding property located on map 43, Lot 934.-The house on this property was built in 1983. It was supposed to have a thirty-five (35) foot setback. Steps were built which left only twenty-six (26) feet. Without the steps is only thirty-three (33) feet. The house was approved by the Code Enforcement Officer. The lot is narrower in front, and the front setback is now only twenty-six (26) feet. The Board decided that this problem should go to the
- 2. Copy of a letter from the Selectmen to Timothy Nelson regarding Camp Laughing Loon buildings regarding safety. The Board acknowledges receipt of this letter.
- 3. Copy of a letter from the Selectmen to Mark Caldwell for accessing buildings and grounds. The Board acknowledges receipt of this letter.
- 4. Application for membership to Maine Association of Planners. The Board acknowledges receipt of this letter.
- 5. Notice of Greater Portland Council of Government Workshop for market studies at SMVTI on November 21, 1985. The Board acknowledges receipt of this.
- 6. Notice from Maine Coast Heritage Trust regarding conference at Bowdoin College regarding land bank and land trust etc. The Board acknowledges receipt of this notice.

V New Business

1. Mr. & Mrs. John Gagne: Property located on Map 47, Lot 29. Zoned AR. Grandfathered lot. Mr. & Mrs. John Gagne have a purchase agreement for this property. The size of this lot is 25,290 square feet, more or less. There are cottages on both sides of this lot. They would like a building permit to build a 24 ' x 40' house one hundred (100) feet from Lake Sherburne. Mike Hammond made the motion to approve this as presented under Section 2.08 of the Waterboro Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

- 2. Rodney Chadbourne: Regarding Pine Hollow Subdivision. Mr. Chadbourne had a preliminary plan. He showed the Board a purchase agreement. The Board would like a copy of a proposed deed for this property. The drainage easement was not shown on plan, thirty (30) feet wide with the brook as the center. The Board would also like to have the name of the landowner across Route 202. The motion was made by Larry Jacobsen to have the greenbelt thirty (30) feet wide on Lots 1, 2, & 4, on Lot 3 the greenbelt would have to be twenty-five (25) feet wide. The vote was three (3) against, one (1) abstained. Another motion was made by Mike Hammond to make the greenbelt on Pine Hollow Subdivision twenty-five (25) feet. Noone seconded. Another motion was made by Charlot Lake to have a thirty (30) foot greenbelt on Lots 1, 2, 3, & 4. Larry Jacobsen seconded. The vote was three (3) for, two (2) against.
- 3. John Kustron: Property in AR Zone. Mike Hammond made the motion to approve this under Sections 2.08 and 7.01 of the Zoning Ordinance providing no rights of way exist across the property or other easements besides a CMP easement. Seconded by Dwayne Woodsome. Four (4) approved, one (1) opposed. Motion carried.
- 4. <u>Earl Pennell:</u> Property located on Map 32, Lot 39A. Mr. Pennell questioned whether Lot 39A is buildable. This lot contains 17,000 square feet. A lengthy discussion was held. This question concerning this lot will be taken to the State. Mr. Pennell was put on the agenda of the December 11, 1985 meeting at 8:00 p.m.

VI Adjournment.

This meeting adjourned at 11:00 p.m.

Respectfull submitted,

Michael L. Hammond Secretary/Treasurer

Agenda for December 11, 1985 meeting:

8:00 p.m. Earl Pennell

8:30 p.m. Rodney Chadbourne

9:00 p.m. Stanley Sollowin

9:15 p.m. Peter Harriman

9:30 p.m. Terrance Hackett

9:45 p.m. Howard Bennett 10:00 p.m. Brenda Charland

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. December 11, 1985

I Rollcall: Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman John Roberts was empowered to vote.

The corrected minutes of the October 24, 1985 meeting were unanimously approved. Corrections were requested of the November 13, 1985 meeting. Corrected copies will be made and mailed out.

III Appointments:

8:00 p.m. Earl Pennell

8:30 p.m. Rodney Chadbourne

9:00 p.m. Stanley Sollowin CANCELLED

9:15 p.m. Peter Harriman

9:30 p.m. Terrance Hackett

9:45 p.m. Howard Bennett

10:00 p.m. Brenda Charland

IV Communications:

- 1. Copies of the S.M.R.P.C. Newsletter will be mailed to the members of the Board.
- 2. Letter from Stanley A Sollowin cancelling his appointment with the Board for this meeting. Roland Denby read this to the Board. John Beaudoin will use the 9:00 p.m. appt.
- 3. Copy of letter from Middle Branch Engineering to Abutting Property Owners of the proposed development "Pine Hollow". The Board acknowledges receipt of this letter.
- 4. Letter from Downtown Research & Development Center re:
 Downtown Idea Exchange Newsletter. The Board acknowledges receipt of this.
- 5. Letter from National Trust for Historic Preservation re:
 Member Organization Program. The Board acknowledges receipt
 of this.
- 6. Notice of Decision from the Zoning Board of Appeals re:
 Maxine F. Peightal. The Board acknowledges receipt of
 this. Request to build garage on old foundation. The
 variance was granted.
- 7. Letter from Buxton Building Inspector to Waterboro Building Inspector with enclosures re: Permits and Fees from the Towns of Buxton, Hollis and Scarborough. The Board acknowledges receipt of this.

- 8. Code Enforcement Officer wants a meeting to discuss Building Permit Fees.
- 9. Applicant's Notice of Intent to File an Application with the Saco River Corridor Commission to build an addition on to old garage re: Myron Edgerly. The Board acknowledges receipt of this.
- 10. Application from David Sheppard to construct a ranch house. The Board acknowledges receipt of this.
- 11. Letter to Walker, Bradford, Hull & LaBrique, Attorneys from Code Enforcement Officer re: Lake Arrowhead property owned by Russell and Gladys Howland requesting a variance. The Board acknowledges receipt of this.

 Dwayne Woodsome arrived at this point. John Roberts left.
- 12. Letter to Code Enforcement Officer from Smith & Elliott, P.A. Attorneys re: Raymond M. & Margaret K. Spencer. The Board acknowledges receipt of this.

V New Business:

- Earl Pennell: Mr. Pennell showed plan to Board of two story single family house. Map 32, Lot 39a. Mr. Pennell has had a State soil test. Copies of this test have been sent to abutting neighbors by Mr. Pennell and copies were given to the Board. Mr. Pennell gave a copy of the deed to the Board. Mr. Pennell stated that the lot in front of his property can not be built on according to the State and that his property is 165 feet from lake. Mr. Pennell stated that he has published Legal notice Monday Dec. 9, 1985. The Board stated that notice must be published three weeks successively. Motion was made by Board to schedule Mr. Pennell on the agenda of the next Jan. 8, 1986. Mr. Pennell stated that each individual lot has a road and that he would be willing to have an onsite inspection.
- Rodney Chadbourne: Regarding Pine Hollow Subdivision. Mr. Chadbourne submitted plan. Board requested to see deed. Mr. Chadbourne did not have the deed, but stated that he does have a contract. The Board asked if there were any additions The Board asked for information regarding to the plan. driveways noting that the 30 ft. greenbelt can not be cut The Board mentioned that the State requires an entrance permit for driveways. Mr. Chadbourne has not yet A copy of the preliminary plan was also obtained permit. submitted by Mr. Chadbourne. A motion was made by Charlot Lake that the Board tentatively approve subject to Mr. Chadbourne producing deed. Charlot Lake withdrew this motion. The Board has a copy of contract to buy from brock, submitted by Mr. Chadbourne. Mr. Chadbourne stated that he plans to use a Warranty Deed, also that his loan has been approved to purchase land. The Board noted that the contract to buy was dated October 31, 1985 and expired November 30, 1985. Mike Hammond made the motion to accept as is under Land Subdivision Regulation 7.3. Dwayne Woodsome seconded. (4) approved, one (1) opposed. Mr. Chadbourne will record plan within 60 days with Charlot Lake or Mike Hammond in attendance.

- John Beaudoin: Mr. Beaudoin (Division Manager, Sanford) representing Schiavi Homes property located on Map 46, Lot 1283 presented a Minimum Lot Size Waiver dated November 22, Mr. Beaudoin asked for a variance to put a 27½'x40' This property will have a floating modular home on an angle. The Board asked to see the application slab foundation. for building permit. Schiavi Homes will be selling property by quit claim deed. There was some discussion as to why the property should be placed at an angle and Mr. Beaudoin stated that it was for appearance. Dwayne Woodsome made the motion to approve this under Section 2.08 provided that the minimum sidelines dimensions are 22 feet and that the front set back is 75 feet. Charlot Lake seconded. The vote was four (4) for, one (1) opposed.
- Mr. Harriman has two applications. Peter Harriman: Two single story ranch style houses 24'x32'. The Board noted that all dimensions were met. Mr. Harriman said that he could make front set back 75'. Regarding Map 44, Lot 2260 Zoned R, 24,000 sq. ft. Paradise Lane. Charlot Lake made the motion to approve plan as presented to the Planning Board under Section 2.08. Larry Jacobsen seconded. Regarding Map 43, Lot 813, Zoned R, 22,000 sq. ft. Sunset Circle. Mr. Harriman presented to the Board a permit for driveway from Saco River Corridor Commission. Mr. Harriman said that the property was 65 feet from road. The Board noted that according to the Town Map the lot size was 21,351 sq. ft. Mike Hammond made the motion to accept plan as presented under Section Charlot Lake seconded. Unanimously approved.
- 5. Terrance H. Hackett, Sr. Mr. Hackett requests permission to build a 12'x16' addition to his home on Webber Road, Map 41, Lot 6, Zoned AR grandfathered. He proposes to enlarge living room by eliminating existing bedroom and building 12'x 16' addition for new bedroom. He also wants to replace porch with an 8'x25' deck. Larry Jacobsen made the motion to approve plan with minimum sideline of 35 feet under Section 4.02, and minimum set back 75 feet. The deck to be built on existing foundation. Charlot Lake seconded. Unanimously approved.
- 6. Howard Bennett: A representative for Mr. Bennett requesting a 30 day extension to live in 24' travel trailer with sanitary facilities on Webber Road. Map 11, Lot 16a, Zoned AR. Mr. Bennett's primary residence is in Mass. and he plans to re-locate and build in the Spring. Board stated that 30 day extensions can only be granted three consecutive times and it was believed that Mr. Bennett has already extended this time limit. Roland Denby recommended that this be referred back to Code Enforcement Officer for investigation to see how long Mr. Bennett has lived in said Dwayne Woodsome made the motion to deny the 30 day trailer. extension under Section 7.02 of Zoning Ordinance, until Mr. Bennett can come before the Board to clarify. Charlot Lake seconded. Unanimously approved.
- 7. Brenda Charland: David Charland presented application

to construct a studio apartment above an existing two car garage on Main Street. Map 22, Lot 11, Zoned V, Rte. 202 S. Waterboro. Mr. Charland stated that the studio would have a separate entrance and heating system. It would be about 20 feet from the house and would be hooked into the existing sewage system. Mr. Charland further stated that the studio would be 22'x20' consisting of 1 bedroom 1 living room and a kitchenette. Charlot Lake made the motion to approve the application as presented under Section 4.02. Larry Jacobsen seconded. Three(3) approved, One(1) opposed. Mike Hammond abstained from voting.

Charlot Lake made the motion to purchase all needed equipment and supplies. (Filing Cabinets, Polaroid Camera, Tape measure and Cabinet for photos.) Unanimously approved.

VI <u>Treasurers Report:</u>

Mike Hammond told the Board that they have \$535.22 in their checking account.

VII Adjournment:

This meeting adjourned at 11.10 p.m.

Respectfully submitted,

Michael L. Hammond Secretary/treasurer

Agenda for January 8, 1986 meeting:

8:00 p.m. Earl Pennell 8.30 p.m. Steve Kasprzak



WATERBORO, MAINE

PLANNING BOARD

The year 1985 has been a busy and productive one for the Waterboro Planning Board. Nineteen Regular and two Special meetings were held.

The Annual Planning Board Seminar held at the York County Courthouse, Alfred, Maine was well attended by Planning Board Members. This Seminar was conducted by the Southern Maine Regional Planning Commission.

Four Sub-Divisions were processed during the period. Three of these were approved. One was not approved due to failure to meet Lot Size Requirements for that Zone. On-Site Inspections were made of all submitted Sub-Divisions.

Seventy eight Building Permits were reviewed by the Board. A number of these required On-Site Inspections to confirm Set Back and Sideline measurements so that appropriately conditioned requirements would avoid harm to adjacent property owners and the public. An immense amount of time and productive effort was put into these Reviews and I believe seriously cut the amount of time that should have been spent on future planning. The Board will discuss solutions to this problem at future meetings.

Four new members were appointed to the Board during the year, and four members resigned, creating a practically new Board.

Loss of the Planning Board Clerk posed problems on Minutes and correspondence, however, a new clerk is now available and this has been resolved.

Situations requiring action by the Planning Board are increasing in complexity in both the Legal and Implementation aspects of our Zoning and Land Sub-Division Regulations and are going to require more expert assistance by the Board in future years.

I wish to thank the Elected Town Officials, Town Employees and the Public for their assistance to the Planning Board during 1985.

Respectfully submitted

Roland E. Denby

Chairman, Planning Board