

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting of the Waterboro Planning Board, May 12, 1982

Meeting called to order at 7:30 PM, Chairman Denby presiding.

I Rollcall: Roland Denby, James Hamilton, Mike Hammond, Jeff Greenhalgh, Frank Griggs, Kathy Moody and Russ Keith in attendance.

II Minutes of previous meetings: The minutes of the 4/22/82 meeting were approved with the correction that Mike Hammond is a full Board Member.

III Communications and Bills:

- 1) Letter from the Board to Surety Services.
- 2) Appointment of Frank Griggs as an alternate Board member.
- 3) Appointment of Kathy Moody as an alternate Board member.
- 4) Notice of Appeals Board Hearing for Stephen Smith on 5/11/82
- 5) Notice of Appeals Board Hearing for Lawrence Jacobson on 5/11/82.
- 6) Appointment of Mike Hammond as a member of the Road Review Committee.

IV Reports of Committees:

Russ Keith reported on the 5/11/82 Appeals Board hearing. James Hamilton objected to the Jacobson permit approval on the grounds that the new lot line is closer than 35 ft. to the existing building. Mr. Hamilton moved and Jeff Greenhalgh seconded to submit the particulars to Town Council for an opinion. The vote was 2 in favor, 3 against. The motion failed to carry.

Roland Denby will discuss the problem with the Selectmen. When lots are divided the distance to existing buildings is not clearly defined. The new Jacobson lot line may be within 4½ ft. of the existing building.

V Treasurer's Report:

The May statement has not been received from Sanford Savings, current balance is \$499.99.

The report was accepted as presented.

## VI Old Business:

- 1) Septage Project: Jim Hamilton reported difficulties in obtaining D.E.P. representation for a special meeting. Brian Chernak of S.M.R.P. will request the D.E.P. assign someone to this project.
- 2) Road Standards: Copies of the proposal received from Land Use Consultants are being reviewed by the Selectmen, Road Commissioner, and Planning Board. Additional copies are required for the new Board members.
- 3) Zoning Revisions: The Secretary was directed to notify the Selectmen in writing that their response is required to complete these revisions.

## VII New Business:

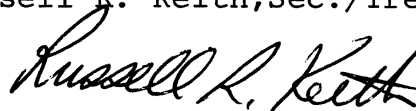
- 1) Roland Denby reported that the Selectmen had inquired about the status of the swimming pool permit issued to Dave Silva. Since pools are not specifically mentioned in the Zoning Ordinance they have been treated as structures and may be as close as 10 feet of a property line if connected to an existing structure. Roland felt no action was required.
- 2) The John Ellingwood Appeals Board Hearing scheduled for 5/18/82 in regards to construction of an unattached garage. The Zoning Ordinance states that structures attached to an existing building may go to 10 ft. of a side or rear property line. A separate structure must comply with the Ordinance, which requires a 35 ft. set-back. The Appeals Board may waive these requirements by 15%.
- 3) Paul Tebbetts presented a building permit requested to install a Mobile home on Lot 12B, Map 8. This 9/10 acre lot is grandfathered, under Section 2.08 of the Zoning Ordinance. Dimensional set-backs will be 65' front, 73' rear, 35' sidelines. Russ Keith moved, Mike Hammond seconded, and the vote was unanimous to approve this permit. The Building Inspector, Van Foglio, will be notified.

## VIII Adjournment:

The meeting adjourned at 9:30PM.

Respectfully submitted,

Russell R. Keith, Sec./Treas.



cc: Board of Selectmen  
Building Inspector  
Appeals Board

Approved By:

Jeffrey E. Pennington  
Michael R. Hammond

Karl L. Ly

Frank Higgins  
Roland E. Derby

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