

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

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

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

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

III Appointments:

7:45 p.m. Carl Sellers & Donald Barker
8:00 p.m. Maurice Lamontagne
8:30 p.m. Bernard Dube
9:00 p.m. Pauline Berry
9:30 p.m. Sherry Pulsifer CANCELLED
9:30 p.m. YCHDC
9:45 p.m. Richard Potvin

IV Communications

1. Letter from YCHDC regarding soils evaluation.
2. Notice from Selectmen regarding National Flood Insurance Program.
3. Notice from N. Kennebec Regional Planning Commission.
4. Letter from U.S. Postal Service.
5. Information on Toothaker.
6. Letter to Renald Ruel given to the Board by the CEO.
7. Subdivision application fee received—Honey Tree Knoll.
8. Letter from Southern Maine Finishing Corporation regarding Hazardous Waste Ordinance.
9. List of businesses for Hazardous Waste Ordinance mailing.
10. Letter from G. Toothaker—attorney for Robert Toothaker.
11. Postcard from YCHDC.
12. Letter from Donald Devine regarding trailer parks.

V New Business:

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

2. Maurice Lamontagne: Property located on Map 38, Lot 13, Zoned AR. Grandfathered lot. This property is presently owned by the Estate of Cora Louise Merryman. Mr. Lamontagne has a sales agreement with Mrs. Merryman and a contract of sales agreement with Steve Kasprzak to purchase a lot behind this. Mr. Lamontagne would like to build a 40' x 32' cottage on this property. Frank Griggs made the motion that the Board hold an on-site inspection. Mary Elizabeth Smith seconded. 3 approved, 1 opposed. Mr. Lamontagne had a letter from the Estate of Cora Louise Merryman's attorney stating that they needed proof that a building permit had been issued by June 15, 1984. Mr. Denby asked Mr. Griggs if he would rescind his motion on the on-site. Mr. Griggs would not withdraw his motion. Mr. Lamontagne said that he would call and ask for an extension. The Board will send a letter to Mr. Lamontagne regarding the on-site inspection.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI Adjournment.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Robert E. Derby
Michael Hammond

Frank Briggs
Mary Elizabeth Smith