



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m. September 12, 1984

I Rollcall: Roland Denby, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman.

II The corrected minutes of the meeting of August 8, 1984 and the minutes of August 23, 1984 were read and approved.

III Appointments:

8:45 p.m. Paul Gendron

IV Communications

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

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

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

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

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

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

V New Business:

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

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

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

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

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

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

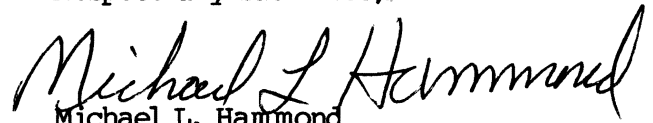
7. Paul Gendron: Property located on Map 41, Lot 27, Zoned AR. Mr. Gendron would like to build a 24'x30' gambrel garage. Ms. Lake asked Mr. Gendron why he wanted a 2-story garage. Mr. Gendron told the Board that the summer cottage does not have a septic system, and he would like to put in toilet facilities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

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

VI Adjournment.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,


Michael L. Hammond
Secretary/Treasurer
