

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m. September 27, 1984

I Rollcall: Roland Denby, Frank Griggs, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Mary Elizabeth Smith was designated to vote.

II The minutes of the September 27, 1984 meeting were unanimously approved.

II Appointments:

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

IV Communications

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

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

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

V New Business:

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

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

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

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

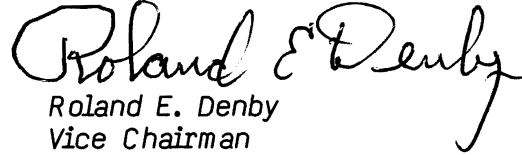
4. Robert Paquette: Property located on Map 32, Lot 6. Mr. Paquette would like to build a 14' x 28' garage. This would be 7' from the sideline, 5' from Mr. Dutremble, and 28' to 30' to the right-of-way to the rear. The house would be 35' from the lake, and the garage would be 49' from the lake. The Board told Mr. Paquette that the Planning Board cannot go 7', only to 10' from the sideline. The Board told him that he would have to go to the Zoning Board of Appeals and ask for a variance. This application will be returned to Van Foglio as the Board was unable to act as there was a variance required.

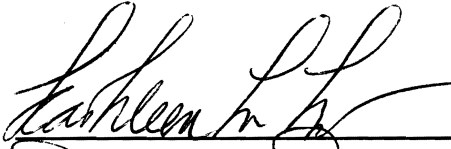
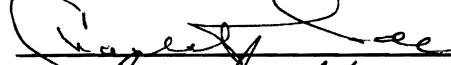
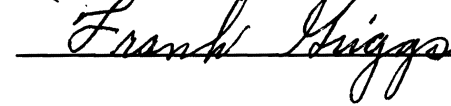
5. Wesley Leighton: Mr. Leighton would like clarification on the Subdivision Regulations. Mr. Leighton told the Board that he sold one (1) acre of a twenty (20) acre piece to his Uncle four (4) years ago, and that he would like to sell another piece. The Board told Mr. Leighton to see his attorney.

VI Adjournment.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

  
Roland E. Denby  
Vice Chairman

  
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