

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. October 25, 1984

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

II The minutes of the October 10, 1984 meeting were unanimously approved.

III Appointments:

1. 8:00 p.m. Dana Blackburn
2. 8:30 p.m. Richard Gagnon

IV Communications

1. Copy of letter to Richard Gagnon from Van Foglio regarding the possible sale of property located on Map 1, Lot 19. Mr. Foglio informed Mr. Gagnon that he would need 40,000 square feet of land for each apartment for the sale.

2. Memo from Selectmen regarding the Hazardous Waste Ordinance sent out by the Planning Board. The Selectmen request a copy of the letter for their files. This has been done.

3. Notice of Decision—ZB0 A—Robert Paquette. The Board acknowledges receipt of this.

V New Business:

1. Kathy Moody told the Board that YCHDC has presented one (1) set of plans to the Zoning Board of Appeals for a variance and the Planning Board with another set of plans. The Board discussed this, and Frank Griggs made the motion that the Board table this until later during the meeting. Charlot Lake seconded. Unanimously approved. After the appointments the Board discussed this further. The plans that were presented to the Planning Board does not compute out to 40,000 square feet per unit. The Board discussed sending them a letter telling them of this discrepancy. Charlot Lake made the motion that the Planning Board acquire the services of Sebago Technics, Walter Stinson Engineer to survey the property in question subject to the approval of the Selectmen. Frank Griggs seconded. The Board then discussed talking this over with the Selectmen. Charot Lake withdrew her motion, Frank Griggs withdrew his second. Kathy Moody will discuss this with the Selectmen.

2. Dana Blackburn: Mr. Blackburn would like to add twenty (20) additional campsites to his campground. He has had the soils test taken, but has not received the results. He understands that he must have 5,000 square feet per site. Mr. Blackburn told the Board that he has three (3) acres that he would like to put them on. He also said that he could probably put on twenty-four (24), but he wants twenty (20). He would like to put in ten (10) this year and ten (10) next year. The Board asked if this has been surveyed. Mr. Blackburn answered no. The Board asked if this would be using all of the land there. Mr. Blackburn answered no that he has sixty (60) acres. The Board also asked if the lighting and other facilities would handle the added twenty (20) sites. Mr. Blackburn said yes, but that he would have to go with a different water pump. Ms. Lake mentioned Section 7.02. Kathy Moody asked what constitutes an all-weather road system. Roland Denby said that it was a private road, but that it

would have to meet road standards, and asked Mr. Blackburn if he had a copy of Section 7.02. Mr. Blackburn said that he did have a copy. Mr. Blackburn told the Board that he is already permitted for eighty (80) sites. He understands that the Town permit runs out every two (2) years. The state has been there and said that everything is alright. He would like to make these twenty (20) with sewer. Kathy Moody asked if he would be back after these twenty (20), and Mr. Blackburn answered no. The Board asked if each site would have septic. Mr. Blackburn said that yes they would. He has to have a 3,000 gallon septic system. He is going to separate it into two (2) 1,500 gallon septic systems. He presently has thirty-nine (39) sites that have sewer. The Board asked the usual length of stay of campers. Mr. Blackburn said that some stay all season and leave their trailers in the winter. The Board asked if he had a dumping place, and Mr. Blackburn said he did. The Board discussed whether they should have plans or anything. Mr. Blackburn said that Mr. Foglio had told him to bring in a diagram. Mr. Blackburn said that the State tells him the size of the septic system and the size of the leechfield and where they will be put. The Board asked if he had a map of your lots. Mr. Blackburn said that he did not. The Board asked how often the State inspected the campground. Mr. Blackburn said once a year. Kathy Moody asked the Board what they should do with this. Frank Griggs made the motion that this be approved as long as Mr. Blackburn complies with Section 7.02 of the Zoning Ordinance. Roland Denby seconded. Unanimously approved.

3. Dick Gagnon: Property located on Map 1, Lot 19, Zoned Village. Mr. Gagnon has received a letter from the Building Inspector which the Board has a copy of. Mr. Gagnon has been told that he must have 40,000 square feet for each apartment if order to sell this property. The Board asked when Mr. Gagnon added the three (3) other apartments. Mr. Gagnon said ten (10) years ago. Mike Hammond asked when he built his house. Mr. Gagnon said in 1970. Mr. Gagnon said that he has two (2) separate deeds. He purchased the garage in 1955, and bought the adjoining lot in 1958. Kathy Moody asked whose names the deeds were in. Mr. Gagnon said both he and his wife's. The Board told Mr. Gagnon that he would have to comply with current Zoning. Mike Hammond and Roland Denby had questions as to whether this was so or not. Roland Denby read from the Handbook for Local Planning Boards: A Legal Perspective, "pre-recorded non-conforming unimproved lots that are adjacent and owned by the same person". Roland Denby said that Mr. Gagnon's lot was improved, and wondered if that made a difference or not. The Board suggested that Mr. Gagnon seek an attorney's opinion. Mr. Gagnon also made reference to the 16 acres that he owns across the street from the garage. He said that it is in one (1) name.

4. Mike Hammond told the Board that he believed that the Board has been mistaken concerning existing non-conforming use and structures on page 42 of the Zoning Ordinance. He said that this does not mention anything about combining lots. In Mike Hammond's opinion the contiguous lot pertains only to the unimproved lots in Section 9.05. The Board discussed this, and decided that they should talk to the attorney. Charlot Lake made the motion that Kathy Moody ask Roger Elliott for his legal opinion of Sections 9.01, 9.02, and 9.05. Mike Hammond seconded. Unanimously approved.

5. The Board also discussed the Board's suggesting to people to see their attorney. A lengthy discussion was held as how to word this. The Board also discussed the possibility of obtaining advance notice of what people would like to go over with the Board. Charlot Lake made the motion that Kathy Moody request Roger Elliott come to the Board's next meeting on November 14, 1984 at 7:30 p.m. Frank Griggs seconded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 10:22 p.m.

Respectfully submitted,

Michael L. Hammond
Michael L. Hammond
Secretary/Treasurer

Barbara L. [unclear]

Joseph Gignas

Roland D. Derby
