

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:41 p.m. April 25, 1985

I Rollcall: Frank Griggs, Mike Hammond, Charlot Lake and Dwayne Woodsome (arrived at 9:15 p.m.) in attendance. Roland Denby conducted the meeting.

II The minutes of the April 11, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Joseph Vitko
Michael Norton (Did not show)
9:30 p.m. Velda Welch

IV Communications:

1. Copy of a letter to Kathy Moody from the Selectmen accepting her resignation from the Planning Board.

2. Copy of Selectmen's Meeting minutes regarding "Li'l Al's Pizza Barn". The Board discussed what was in the minutes regarding the septic system.

3. Copy of a memo from Madge Baker stating that she had been on the preparation of the HWO. She said that it had been done similar to the States Ordinance.

4. Letter from Bob Fay to Madge Baker stating that the Selectmen will look over the suggestions that she made regarding the HWO and get back to her.

5. Letter From William Goodrich who owns a 21 acre parcel located on Map 11, Lot 16. Mr. Goodrich would like to know how to subdivide this parcel. Mike Hammond made the motion that the Board would send a copy of the Zoning Ordinance and Subdivision Regulations to him. Frank Griggs seconded. Unanimously approved.

6. Letter from the State Planning Office who would like to send a member of their staff down to look through the Town's Subdivisions of the past ten years. The meeting will be held on May 7. Frank Griggs made the motion that Roland Denby represent the Board at this meeting. Charlot Lake seconded. Unanimously approved.

7. Letter from the DEP regarding the Great Pond's Act and Lake Arrowheads wanting to place a water pipe between Lots 1370 and 1371 on Map 45, Bay Cove Circle. This pipe will serve 100 homes that are now served by a questionable water supply. This pipe will be 3' wide and 25' long. Charlot Lake made the motion that the Planning Board reply that they have no objection to that pipe. Frank Griggs seconded. Unanimously approved.

V Treasurers Report.

Mike Hammond informed the Board that the balance in the checkbook is \$425.11.

VI Old Business

1. Roland Denby reminded the Board that Frank Griggs had brought up at the last meeting that he would like to change the quorum from 4 to 3 in regards to paragraph 2-A in the Planning Board handbook. The Board discussed this further. The motion was made that the quorum be changed from 4 members to 3 members. 1 approved, 3 opposed. The motion was defeated.

2. Roland Denby told the Board that he had talked with Jean Chick regarding new Planning Board members, and Mrs. Chick told him that she had not heard anything.

VII New Business.

1. Joseph Vitko: Property located on Map 38, Lot 32. Mr. Martin Donovan and Cathy Richard also attended this appointment. Mr. Donovan is the owner of the house on the right side, south side looking at the lake. Mr. Vitko had brought a sketch of what he proposed. The Board told Mr. Vitko that they want his house in line with the other buildings. Mr. Donovan told the Board that his main interest was to keep everything in line. The Board told Mr. Vitko that it was important to leave as much vegetation on the property as possible. Mr. Vitko told the Board that he was going to have an 8' porch on front. The Board said that everything is to be in line with the other cottages. Mr. Donovan told the Board that he has no objections to this building. Charlot Lake made the motion that this application be approved with the building to be no closer than 21' to either of the sidelines and no closer than 40' to the lakefront, and that it should be in line with the other two (2) adjacent cottages. It should not project ahead of them including any accessory structure that go on the building including porches. Mike Hammond seconded. Unanimously approved.

2. The Board looked at the Zoning Ordinance with regards to parking spaces for L'il Al's Pizza Barn. Mr. Al Berube is the owner. The Board would like to see a diagram of the lot and structures. According to the Application to be placed on the Planning Board Agenda he is going to add a porch and this would diminish the parking area by 232'. According to the Zoning Ordinance he needs to have one (1) parking space for every three (3) seats. He plans to have 45 seats which would mean 15 parking spaces. He will have 9 employees which will mean that he will have to have three (3) parking spaces for them. He will need a total of eighteen (18) parking spaces. These parking spaces must be marked. The Board decided that they could not do very much without a diagram. Van Foglio came in at this point in the meeting. Van told the Board that only four (4) feet had been added to the building. Van told the Board that he had given him a permit to expand the building. The Selectmen had called him and wanted to know if the sewerage was adequate, and how he planned to put in parking. Frank Griggs made the motion that the Board request that Mr. Berube submit a diagram showing the parking spaces and outline of his yard. Charlot Lake seconded. 3 approved, 1 opposed. Mr. Berube was placed on the agenda of the May 8, 1985 meeting at 8:30 p.m. He will be asked to bring in his plans for parking, aisles, access to Route 5, and a sketch of the building on the lot.

3. Velda Welch: Property located on Map 3, Lot 61, Grandfathered lot. Dwayne came in at this point in the meeting. Mrs. Welch told the Board that originally there had been a house trailer on that property. She is buying a trailer for one of her sons and would like to put it on this property. She will put it back against the foundation. This would be 60 feet from the road. Charlot Lake made the motion that the Board allow a setback of sixty (60) feet from the road. Frank Griggs seconded. Unanimously approved.

VIII Adjournment.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Robert E. Deuby

Walter L. Dale

Frank Higgins

Dwayne Woodson

Agenda for May 8, 1985 meeting:

8:00 p.m. Richard Garvin (subdivision on Ossipee Hill Road)

8:30 p.m. Allan Berube (Li'l Al's Pizza Barn)