

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. May 8, 1985

I Rollcall: Frank Griggs, Mike Hammond, Charlot Lake, Larry Jacobsen, Dwayne Woodsome and John Roberts. Roland Denby Chairman.

II The Board requested a change to the minutes under #3 of New Business. The Board requested that it be changed to read "allow a setback of sixty (60) feet from the road." instead of "variance of four (4) feet." Corrected copies of the minutes will be made and mailed out.

III Appointments:

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

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

IV Communications

1. Bill from Morley Store for the easel and the bulletin board in the amount of \$172.80. Mike Hammond made the motion that the Morley Store bill be paid and that the Board also pay for the calculator. Charlot Lake seconded. Unanimously approved.

2. Notice from the Selectmen that Larry Jacobsen has been appointed to the Planning Board as a regular member. The Board acknowledges receipt of this.

3. Notice from the Selectmen that John Roberts has been appointed to the Planning Board as an alternate member. The Board acknowledges receipt of this.

4. Application to be placed on the Agenda from York Cumberland Housing. They have been placed on the agenda of the May 23, 1985 meeting at 8:00 p.m.

5. Application to be placed on the Agenda from Linda Sherman. She was placed on the agenda of the May 23, 1985 meeting at 8:30 p.m.

6. Application to be placed on the Agenda from Francis & Mary Chase. They would like to discuss putting an addition on their cottage. They were placed on the agenda of the May 23, 1985 meeting at 9:00 p.m.

7. Application to be placed on the Agenda from Myron Hussey. He would like to establish a gift & craft shop at the Old Waterboro Blacksmith Shop. He was placed on the agenda of the May 23, 1985 meeting at 9:30 p.m.

VI New Business

1. The Board elected new officers for this year. Charlot Lake nominated Mike Hammond for the office of Secretary-Treasurer. Frank Griggs seconded. Unanimously approved. Frank Griggs made the motion that Lesley Hammond be hired for another year as Planning Board Clerk. Charlot Lake seconded. Four (4) approved and one (1) abstained. Mike Hammond nominated Charlot Lake for the office of Vice Chairman. Mike Hammond also made the motion that nominations cease. Frank Griggs seconded. Unanimously approved. Charlot Lake nominated Roland Denby for the office of Chairman. Mike Hammond seconded. Mike Hammond made the motion that nominations

cease. Frank Griggs seconded. Unanimously approved. John Roberts asked if he could make nominations or second nominations. The Board does not feel that he could where five (5) regular members were present.

2. Roland Denby told the Board that he had received a call from Jean Chick. Mrs. Chick would like Mr. Denby to help her research the West Wind Subdivision. There has been drainage problems and the road has never been completed. Stu Gannett has taken over West Winds and has come to an agreement with the Town regarding the road. The Board held a lengthy discussion regarding roads and the subdivision process.

3. Roland Denby also told the Board that he had met with a gentleman from the State Planning Office. Mr. Denby was asked several questions regarding subdivisions.

4. Richard Garvin: Homestead Acres Subdivision on Ossipee Hill Road. Mr. Garvin had his preliminary plan for this meeting. Mr. Garvin also had a soils test report with him. The Board went through the checklist in the Subdivision Regulations for a preliminary plan. There are approximately ten (10) acres in this proposed subdivision. This proposed subdivision is in the AR Zone. It also has a twenty-five (25) foot greenbelt. Mr. Garvin told the Board that this is presently staked, but will be marked with 3/4" rebar. The Board asked Mr. Garvin to check with Mr. Morrison to see if there should be any safeguards done to this property to make sure that there is no massive erosion. Mr. Garvin said that he thought that the Planning Board should get in contact with Mr. Morrison. Roland Denby said that he would get in touch with Mr. Morrison. Roland Denby recommended to the Board that the Board hold #21 until he gets in touch with Mr. Morrison. Frank Griggs made the motion that the Board approve the preliminary plan with the exception of #21 until Mr. Denby gets in touch with Mr. Morrison. Charlot Lake seconded. Unanimously approved. Mr. Garvin showed the Board the list of abutters and the copy of the letter that he was going to mail out. The Board told Mr. Garvin that they would need a copy of the certified mail receipts. Mr. Garvin was put on the agenda of the May 23, 1985 meeting for 10:00 p.m.

5. E. Allen Berube: Li'l Al's Pizza Barn. The Board discussed parking with Mr. Berube. Mr. Berube showed the Board a sketch that he had drawn of the property. His plan shows seventeen (17) parking places to the Board. The Board asked how many employees he would be hiring. Mr. Berube said that he will be hiring six (6) people. Roland Denby read the parking requirements to Mr. Berube from the Zoning. Mr. Berube told the Board that he would have a twenty (20) foot drive in area. Mr. Berube said that he did not call his parking situation "ideal". He also said that if the Board had any suggestions that he was open to them. He also said that there was a possibility that in the future that he would be adding a playground area for kids. The Board asked what he was going to surface the parking area with. Mr. Berube told the Board that he was not in the financial position to spend the money to have it hot topped. He said that if it was acceptable to have it kept dust-free stones. The Board said that the Zoning did not say it had to be paved. He asked if it would be acceptable to place numbers on the building and mark the parking aisles. Mr. Berube told the Board that he would assume that anyone would see approximately ten (10) or twelve (12) vehicles in the parking lot at any one time. Mr. Berube said that he has table space for twenty-seven (27) people with a couple of party tables for families that would possibly seat eight (8) or nine (9) people. Mr. Berube said that he would abide by the law. The Board said that it looked like he had plenty of room for seventeen (17) parking places. Mr. Berube will also be having a takeout for soft serve ice cream, slush puppies. The Board asked Mr. Berube if the State did not come into this matter with regards to this being located on a state highway. Mr. Berube said yes with concern to ingress and egress. The Board asked about the Health Department. Mr. Berube said that they had

been in, and will be back to inspect the premises and test the water. Mr. Berube said that he would take into consideration anything that the State has to offer in the matter of ingress and egress. The Board mentioned site distances for clear vision, and was not sure what the State would require. The Board also asked where the septic system was located, and Mr. Berube showed the Board on his plan. It appears to the Board that Mr. Berube has sufficient area for seventeen (17) parking spaces, which is sufficient for forty-five (45) seats and six (6) employees, and room for the aisle. Charlot Lake made the motion that the Board accept the sketch which shows seventeen (17) parking spaces and an aisle to accomodate forty-five (45) persons with six (6) employees. Frank Griggs seconded the motion. Unanimously approved. The Board will send a letter to the Selectmen to let them know that the Board is satisfied that Mr. Berube can meet the parking requirements.

6. Michael Norton: Property located on Map 44, Lot 2265. Mr. Norton would like to build a garage. This lot is approximately 115' x 200', and is on Paradise Lane and Old Dam Road. His driveway is off Paradise Lane. The Board told Mr. Norton that he would have to stay thirty-five (35) feet from the sidelines. Frank Griggs made the motion that the Board approve that provided that Mr. Norton meet the minimum setback requirements. Charlot Lake seconded. Unanimously approved.


7. David Lowell: Property located on Map 43, Lot 884. Grandfathered lot. This lot is approximately 156' x 177' x 86' x 70'. Mr. Lowell would like to build a 34' x 20' house on this lot. The Board asked if Mr. Lowell brought a copy of his deed. Mr. Lowell did not. The Board asked if Mr. Lowell has had a perk test on this lot. Mr. Lowell said that he has had one done, and does not have a well, but will be using Lake Arrowhead's water. Mike Hammond made the motion that the Board allow the house to be built with the dimensions as shown on the sketch as submitted under Section 2.08 of the Zoning Ordinance. Unanimously approved.

8. Roland Denby mentioned to the new Board members that they will be paid \$10.00 per regular meeting, and that the regular meetings are the second Wednesday and the fourth Thursday of each month.

VII Adjournment.

The meeting adjourned at 9:55 p.m.

Respectfully submitted,


Michael L. Hammond
Secretary/Treasurer

