

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

CORRECTED MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:28 p.m. May 23, 1985

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

II The minutes of the May 9, 1985 meeting and the corrected minutes of the April 25, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. York Cumberland Housing
8:30 p.m. Linda Sherman
9:00 p.m. Francis Chase DID NOT SHOW
9:30 p.m. Myron Hussey
10:00 p.m. Richard Garvin

IV Communications

1. Notice of Planning Board Workshop. Roland Denby read this to the Board. The Board discussed the importance of attending this workshop, and it was decided that the Clerk should attend.

2. Letter from Bob Fay regarding the Hazsrdous Waste Ordinance. Roland Denby read this to the Board. The Board decided that when Madge Baker meets with the Board, they will discuss this with her. Mike Hammond told the Board that he has spoken with Madge Baker, and that she is available to meet with the Board on June 19, 1985 at 7:00 p.m.

3. Bulletin from the Maine Planner Association. Roland Denby read this to the Board. The Board acknowledges receipt of this.

4. Notice of Annual Meeting. The Board acknowledges receipt of this.

5. Note from Jean Chick regarding Manufactured Housing laws. Roland Denby read this to the Board. Waterboro will be removed as the Town is in compliance with the laws.

6. Notice from SRCC-Intent to File-Thomas Dupuis wants to construct a single family residence. The Board acknowledges receipt of this.

7. Application to be placed on the Agenda—Glenn Zeno. He was placed on the agenda of the June 12, 1985 meeting for 8:00 p.m.

8. Application to be placed on the Agenda—George Brackett. Property located on Map 4, Lot 63. He was placed on the agenda of the June 12, 1985 meeting at 8:15 p.m.

9. Application to be placed on the Agenda—Earl Pennell. He was placed on the agenda of the June 12, 1985 meeting at 8:30 p.m.

10. Application to be placed on the Agenda—Frank Eukitis. He was placed on the agenda of the June 12, 1985 meeting at 9:00 p.m.

11. Application to be placed on the Agenda—Clarence D'Entremont. He was placed on the agenda of the June 12, 1985 meeting at 9:15 p.m.

12. Application to be placed on the Agenda—Carl Sellers. He was placed on the agenda of the June 12, 1985 meeting at 9:30 p.m.

13. Application to be placed on the Agenda—Leopold Nolette. He was placed on the agenda of the June 12, 1985 meeting at 10:00 p.m.

V New Business

1. Earl Pennell: Mr. Pennell had a question with regard to Lot 1 in Ossipee Leisure Park. His customer would like to build a 24' x 44' house on this property. The lot is 103' x 147 1/2' (15,192.5 square feet). The Board asked Mr. Pennell if Van Foglio had told him that the Board had to approve this as the lot is grandfathered. Mike Hammond read 4807-D from Maine Planning and Land Use Laws. The Board asked where the septic system was on Lot 2. Mr. Pennell told the Board that there was no well on that lot and that it had a travel toilet. The Board told Mr. Pennell as long as they meet the sidelines dimensions and if they can obtain a Plumbing Permit they did not see any problems with it. Charlot Lake asked how Mr. Pennell was going to override the phrase on the approved plan "Approved For Elderly Retired People." The Board asked if this plan was ever recorded. Mr. Pennell did not know. Frank Griggs made the motion that as long as they meet the plumbing requirements and the sidelines and setback requirements that the Planning Board allow it. Mike Hammond seconded. Four (4) approved, one (1) opposed.

2. York Cumberland Housing: Bill Chipman had to submit another plan as HUD has turned down the previous plan. The name of the elderly housing is "Applewood". There will still be sixteen (16) units with a community room. Mr. Chipman told the Board that HUD told them that they had to take off the porches, connect the buildings, eliminate the beezeways, reduce the paved area from twenty-four (24) inches to eighteen (18) inches, parking lots will be unpaved. The handicapped parking had to be moved, and the windows had to be removed from the vestibules. The community room ceiling also had to be lowered from ten (10) feet to eight (8) feet. The plantings for the landscaping will now be much simpler. The funds have been set aside for this project. Construction will begin the last week of June or the first week of July. The Board asked if the setback from the road was changed. Mr. Chipman told the Board there was somewhere between a five (5) to ten (10) foot change, but that they are still further than the fifty (50) foot required setback. Mr. Chipman also told the Board that they had to do an operating statement and a construction cost statement to determine how much to charge for rent. The Board asked about the walls between the units. Mr. Chipman told the Board that there would be 5/8" sheetrock between the walls. The Board also asked if in the future they would be back to add more units on this property. Mr. Chipman told the Board that unless there was a zoning change or a change in the availability of money to HUD they would not. Mike Hammond made the motion that the Planning Board approve the Plan of April 26, 1985 as submitted. Frank Griggs seconded. 4 approved, one opposed.

3. The Board discussed the final plan for the subdivision which Richard Garvin would be bringing before the Board. Roland Denby told the Board that he had talked with Mr. Morrison, and that Mr. Morrison told him that if the people are not doing any earth work that paragraph 21 does not apply. The Board held a lengthy discussion regarding putting something on the plan with regards to soil erosion and sediment control on the lots. The Board is also concerned about drainage. At this point in the conversation the Board had another appointment. The Board decided that they would like to discuss this with Southern Maine Regional Planning Commission. Mr. Garvin arrived at this point in the discussion. The Board told Mr. Garvin that they had decided to discuss this with SMRPC. Mr. Denby told Mr. Garvin that he had spoken with Mr. Morrison and what he had been told. Mr. Garvin wanted to know why the Board wanted to discuss this with SMRPC. Mr. Garvin gave the Board a list of the abutters that he had mailed his letter to and a copy of the certified mail receipts. The Board will get in touch with Mr. Garvin when this has been taken care of.

4. Myron Edgerly for Linda Sherman: Property located on Map 45, Lot 1378. Zoned AR. Grandfathered lot. Mrs. Sherman would like to construct a 1 1/2 story house. This has been approved by the Saco River Corridor Commission. Mr. Edgerly had a letter from Mrs. Sherman appointing him as her agent. Mr. Edgerly had a plan that showed the lot is 110' x 165'. The house is proposed to be eighty-three (83) feet from the lake. A lengthy discussion was held regarding the placement of the septic system on this lot. Mike Hammond made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance with the dimensions as presented on the plan submitted. Charlot Lake seconded. Four (4) approved, on (1) opposed.

5. Myron Hussey: Property located on Map 21. He would like to establish a craft and gift shop in the Old Blacksmith Shop on Route 202 in South Waterboro. He would like to have wooden items, Christmas trees and wreaths, and crafts on consignment. The Board asked if he planned on using the entire building for a commercial operation. Mr. Hussey said that he did. The Board asked if there would be tables outside. Mr. Hussey said that he wanted to inquire as to whether he could have tables outside. The size of this lot is 56' x 85' (4760 square feet). Mr. Hussey said that the building is presently 21' from the sidewalk, 17' 8" from the back line of the property and 25' from the sideline. The Board discussed parking with Mr. Hussey, and asked how many employees he was planning to employ. Mr. Hussey said that he did not plan on hiring any employees. The Board also asked about sewerage. Mr. Hussey said that he had talked to Van about this. He told the Board that there was a point with a pump in it. Mr. Hussey would like to have a chemical toilet. The Board discussed the fact that this was an established use. The Board told Mr. Hussey that he would need 5 1/2 parking spaces. The Board told Mr. Hussey that the big concern is parking on Main Street, and that he would have to provide off-street parking. Charlot Lake made the motion that the Board accept the plan as presented subject to adequate off-street parking spaces as per the Zoning Ordinance as required to operate the shop intended to be operated, and that the shop cannot exceed 1000 square feet. Larry Jacobsen seconded. Unanimously approved.

6. Roland Denby told the Board what had happened at the Council Meeting. The Regional Waste System was discussed. The Ossipee Hill Road is almost completed.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Michael L. Hammond

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Secretary/Treasurer

Robert C. Donly

Dwayne Woodhouse

James J. Gault

Appointments for June 12, 1985 meeting:

- 8:00 p.m. Glenn & Carolyn Zeno—To discuss Shoreland Zoning.
- 8:15 p.m. George Brackett—To apply for permit to put a mobilehome on property for elderly inlaws
- 8:30 p.m. Earl Pennell—Wants to convert garage to an apartment
- 9:00 p.m. Frank Eukitis—Substandard lot—Map 32, Lot 71Y
- 9:15 p.m. Clarence D'Entremont—Wants to erect a carport
- 9:30 p.m. Carl Sellers—Wants to build apartment buildings
- 10:00 p.m. Leopold Nolette