

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. June 12, 1985

I Rollcall: Mike Hammond, Charlot Lake, Larry Jacobsen and Dwayne Woodsome. Roland Denby Chairman. Dwayne Woodsome was designated to vote.

II Charlot Lake requested a change to the minutes of the May 23, 1985 meeting. Corrected minutes will be made and mailed out.

III Appointments:

8:00 p.m. Glenn & Carolyn Zeno

8:15 p.m. George Brackett

8:30 p.m. Earl Pennell

9:00 p.m. Frank Eukitis

9:15 p.m. Clarence D'Entremont

9:30 p.m. Carl Sellers

10:00 p.m. Leopold Nolette

IV Communications:

1. Brochure from the Maine Association of Planners. The Board acknowledges receipt of this.

2. Letter from Selectmen to Frank Griggs accepting his resignation from the Planning Board. The Board acknowledges receipt of this.

3. Letter to the Selectmen from State Planning Office regarding Manufactured Housing. Roland Denby read this to the Board. The Board acknowledges receipt of this.

4. Letter from Selectmen to the Planning Board regarding a Town Engineer. Roland Denby read this to the Board. Roland Denby informed the Board that he had contacted the Board of Selectmen and asked if the Planning Board could use the Town Engineer.

5. Notice of Placement on the Planning Board agenda for Frank Eukitis, marked "problem solved." The Board acknowledges receipt of this.

6. Application to be placed on the Agenda—Harold Anderson re: dividing a lot. Mr. Anderson was placed on the agenda of the June 27, 1985 meeting at 8:00 p.m.

V New Business:

1. Glenn & Carolyn Zeno: Property located on Tax Map 32, Lot 57, Zoned A.R. Grandfathered lot. Mr. and Mrs. Zeno would like to build a yearround residence on this property. This property is on Ossipee Lake. There is approximately 350 feet of lake frontage. The Board asked if this had been surveyed. The Zeno's said that it had not been. The Board asked if they could meet all the sideline setbacks and shoreline setbacks. The Zeno's said that they could. The Zeno's were concerned about DEP regulations. The Board told the Zeno's that they must keep the cutting of trees to a minimum. Any type of filling, grading and dredging would have to be kept to a minimum within the shoreline area. The Zeno's asked about a boat dock. The Board suggested

that they talk to the DEP.

2. George Brackett: Property located on Map 4, Lot 6-B, zoned F&A. Mr. Brackett would like to put a mobilehome on this property for his inlaws. Mr. Brackett's deed reads "9.2 acres, more or less." Mr. Brackett purchased this property in 1978. Mr. Brackett showed the Board a sketch of what he is proposing to do: 350 feet from the powerline, 400 feet back, and 200 feet from the Ossipee Hill Road. The Board told Mr. Brackett that he needs 8/10th of an acre, more or less according to his deed. The Board suggested that Mr. Brackett go before the Zoning Board of Appeals. Mr. Brackett asked if the Town would accept the square footage that a computer came up with from the deed that he has. The Board thought they might be setting a precedent by accepting it. Charlot Lake made the motion that Mr. Brackett go before the Zoning Board of Appeals for a variance under Section 2.08 of the Zoning Ordinance. Mike Hammond seconded. Unanimously approved.

3. Earl Pennell: Property located on Map 32, Lots 23 & 26. Mr. Pennell wants to convert a game room into an apartment for his daughter. This is over his garage. The game room has a bathroom already. The Board asked if he was going to hook his present septic system into this. Mr. Pennell said that he had back to back plumbing. The Board questioned having two (2) dwellings. Mr. Pennell said that there would be free passageway between the two (2) units. The Board asked when he bought that lot. Mr. Pennell said that he bought it on September 3, 1977. This is not a grandfathered lot. Mike Hammond made the motion that this be referred back to the Code Enforcement Officer for action. Charlot Lake seconded. 4 approved, 1 opposed.

4. Earl Pennell: Mr. Pennell asked if someone had a subdivision, (he was referring to Birch Crest Acres), that was approved, but the lots had never been built on and the lots were undersized, and with present zoning the lots were in 2 acre minimum, would the owner have to come back in before the Planning Board. The Board asked if one person owned these lots. Mr. Pennell said that the owner had sold four (4) lots, and still owned 18 lots. Mr. Pennell thought there was a ten (10) year limit on approvals. The Board told Mr. Pennell to see Van Foglio.

5. Tom Dupuis: Property located on Tax Map 45, lot 1318. Mr. Dupuis wants to construct a single family residence on Beachwood Circle, Section 2, Lake Arrowhead. The Board asked if he had a plot plan. Mr. Dupuis had a plot plan and a soils report. He proposes to build one hundred (100) feet from the shore. The sidelines will be approximately fifty (50) feet from either side and from the road. Mike Hammond made the motion that the Board approve this as presented under Sections 2.08 and 3.03 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.

6. Clarence D'Entremont: Property located on Map 30, lot 3. Mr. D'Entremont has been before the Board previously for this request. Mr. D'Entremont would like to construct a two (2) car carport. This request has also been turned down by the Zoning Board of Appeals. There was a lengthy discussion where this concerns Route 5. The Board told Mr. D'Entremont that if he attached this to his house and stayed ten (10) feet from his lot lines that it would possibly come under the grandfathered section in the Zoning Ordinance. Earl Pennell stayed for this discussion and proposed that Mr. D'Entremont bring in a sketch plan showing his lines and where this proposed two (2) car garage (changed from two (2) car carport) with a breezeway would be placed.

7. Carl Sellers: Property located on Map 5, lot 33. Zoned R. Mr. Sellers is proposing a cluster development consisting of five (5)-four (4) unit buildings. Mr. Sellers has a purchase contract for this property. The deed states sixteen and one-half

(16 1/2) acres, Charlot Lake said that this must be a "more or less" concerning acreage as this is not a survey description. The Board told Mr. Sellers that he enough property to put eighteen (18) units on this property. Mr. Sellers would like to build five (5) apartment buildings on this property. Mr. Sellers told the Board that this property would be retained in his name. He is proposing four (4) rooms and a bathroom in each unit. The Board asked about septic systems. Mr. Sellers told the Board that he wanted to put a thirty (30) foot leechfield behind each building. The Board discussed a possible deed restriction that would require no further expansion on this property. The Board discussed Section 8.03 of the Zoning. The Board discussed calling the Town Attorney for his interpretation of Sectin 8.03. The Board decided to ask Madge Baker about this at the meeting next week. Mr. Sellers was placed on the agenda of the June 27, 1985 meeting at 9:00 p.m.

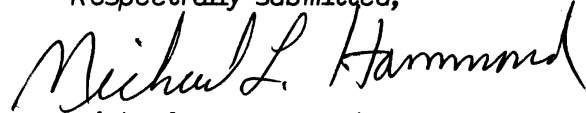
8. Leo Nolette: Property located on Map 32, Lot 12. Mr. Nolette would like to build a 28' x 30' garage on a 22 degree angle with a future breezeway. The way Mr. Nolette would like to position it will only leave him with five (5) feet from his property line. The Board told Mr. Nolette that he must be at least ten (10) feet from his property line and one hundred (100) feet from the lake. The Board will hold an on-site inspection on Monday, June 17, 1985 at 6:30 p.m.

9. The Board discussed paying its members for all the on-site inspections, workshops, special meetings as well as regular meetings each member attends for the month of June. Charlot Lake made the motion that the Planning Board be compensated at their regular fee for each meeting and on-site inspections for the month of June. Dwayne Woodsome seconded. 4 approved, 1 abstained.

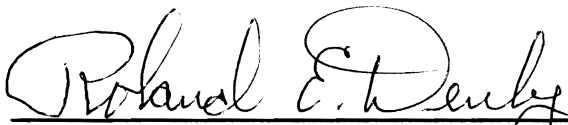
VI Adjournment.

The meeting adjourned at 10:40 p.m.

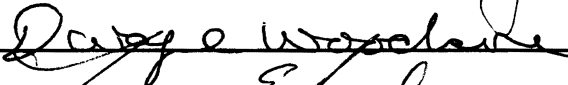
Respectfully submitted,



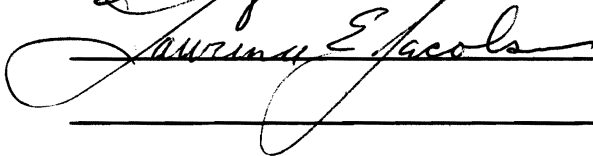
Michael L. Hammond  
Secretary/Treasurer



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Agenda for the June 27, 1985 meeting:

- 8:00 p.m. <sup>ward</sup> Harold Anderson
- 8:30 p.m. Clarence D'Entremont
- 9:00 p.m. Carl Sellers
- 9:30 p.m. George Brackett