

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

CORRECTED
MINUTES



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:47 p.m. June 27, 1985

I Rollcall: Mike Hammond, Dwayne Woodsome and John Roberts. Roland Denby Chairman. John Roberts was designated to vote.

II The corrected minutes of the May 23, 1985 meeting, and the minutes of the June 12, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Howard Anderson
8:30 p.m. Clarence D'Entremont
9:00 p.m. Carl Sellers
9:30 p.m. George Brackett CANCELLED

IV Communications:

1. Letter from Dan Fleishman of SMRPC regarding Hamill subdivision. Roland Denby read this to the Board.

2. Letter from Madge Baker of SMRPC regarding the Zoning Ordinance. Roland Denby read this to the Board.

3. Letter from SMRPC regarding culverts. Roland Denby read this to the Board.

4. Memo from SMRPC regarding Hamill Acres. Roland Denby read this to the Board.

5. Application to be placed on the Agenda: Samuel Mazzula. Mr. Mazzula was placed on the agenda of the July 10, 1985 meeting at 8:00 p.m.

6. Notice from SRCC regarding Fred Bearham. The Board acknowledges receipt of this.

7. Application to be placed on the Agenda: JoAnn Foglio. The Board discussed this application during the meeting.

8. Application to be placed on the Agenda: Alan Plante. Mr. Plante was placed on the agenda of the July 10, 1985 meeting at 8:30 p.m.

9. Application to be placed on the Agenda: John Martin, Jr. Mr. Martin was placed on the agenda of the July 10, 1985 meeting at 9:00 p.m.

10. Letter from Roger Elliott regarding Waterboro vs. Proach. Roland Denby read this to the Board.

11. Letter from Roger Elliott to Van Foglio regarding Proach action. The Board acknowledges receipt of this letter.

12. Notice from Selectmen regarding Dwayne Woodsome becoming a regular member of the Planning Board. The Board acknowledges receipt of this.

13. Certificate from the Selectmen's office regarding Dwayne Woodsome becoming a regular member of the Planning Board. The Board acknowledges receipt of this.

V New Business:

1. The Board discussed their using the Town Engineer Walter Stinson. Mike Hammond made the motion that the Planning Board use the Town Engineer as needed. John Roberts seconded. Unanimously approved.

2. The Board discussed Mr. Nolettes request of the last meeting. The Board held an on-site inspection on June 17, 1985. In attendance was Roland Denby, Charlot Lake, Mike Hammond, Dwayne Woodsome and Larry Jacobsen. Mr. Nolette cannot meet the sideline setbacks the way that he is proposing to build the garage. John Roberts made the motion to deny Mr. Nolette's application. Mike Hammond seconded. Unanimously approved.

3. Howard Anderson: Property located on Map 5, Lot 58, Zoned AR. Mr. Anderson is asking the Board about dividing a lot. This property is located on Route 202 in East Waterboro. This lot originally consisted of forty (40) acres. He would like to build a garage on the other lot. The Board told Mr. Anderson that if he should decide to sell the new lot he would have to sell as much land as necessary for the Zoning. Mr. Anderson presently has two (2) businesses on the property. The Board told Mr. Anderson that he needed 160,000 square feet for that lot. The garage that he would like to build would be used to park equipment and store tools. It would not be a garage to pump gas. A possible solution would be to move Bonnie Brae to the garage so that Websco could expand into the entire building it is presently in.

4. Clarence D'Entremont: Property located on Map 30, lot 3. Mr. D'Entremont and Earl Pennell presented the Board with a sketch of what Mr. D'Entremont is proposing to build. This garage will be attached to his existing building. He will be building a two (2) garage. Mike Hammond made the motion that the Planning Board approve a 20' x 14 1/2' garage with attached breezeway to the existing structure. John Roberts seconded. Unanimously approved.


5. Carl Sellers: Mr. Sellers is proposing to build a cluster development. The Board has discussed this with SMRPC. Mr. Sellers can build eighteen (18) units under current Zoning. Mr. Sellers said that he would build the buildings fifty (50) feet apart. The Board discussed guidelines for Mr. Sellers to follow. John Roberts made the motion that the Planning Board approve Carl Sellers lot for eighteen (18) units with the following conditions: 1. Buildings must be thirty-five (35) feet from the side and rear lot lines. 2. There must be a minimum of fifty (50) feet between buildings. 3. There must be a ten (10) foot grassed in area in front of each building. 4. Must meeting the Plumbing Code. This was approved under Section 3.05.03 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.


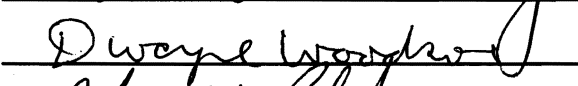
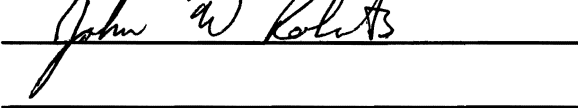
6. JoAnn Foglio: Mrs. Foglio is proposing to put a mobilehome on property located on property located on Route 202 in East Waterboro. This is a grandfathered lot in the AR zone. It will be 140 feet off the road and it meets all the setback requirements. Mike Hammond made the motion that this be approved under Section 2.08 of the Zoning Ordinance. John Roberts seconded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,


Michael L. Hammond
Secretary/Treasurer

Agenda for the July 10, 1985 meeting:

8:00 p.m. Samuel Mazzula
8:30 p.m. Alan Plante
9:00 p.m. John Martin, Jr.