



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:41 p.m. July 10, 1985

I Rollcall: Charlot Lake, Mike Hammond and John Roberts in attendance. Roland Denby Chairman. John Roberts was designated to vote.

II Changes were requested to be made to the minutes of June 27, 1985. Corrected minutes will be made and mailed out.

III Appointments:

8:00 p.m. Samuel Mazzola

8:30 p.m. Alan Plante

9:00 p.m. John Martin, Jr. CANCELLED

IV Communications

1. Application to be placed on the Agenda—Lionel Belanger. Mr. Belanger was put on the agenda of the July 25, 1985 at 8:00 p.m. Property located on Map 29, lot 25. Mr. Belanger would like to put a granite block foundation under the camp.

2. Application to be placed on the Agenda—Antonio Dubreuil. Mr. Dubreuil was placed on the agenda of the July 25, 1985 meeting at 8:30 p.m. Property located on Map 32, lot 61, zoned AR. Mr. Dubreuil would like to add a 4' x 10' storage shed to his present 20' x 10' storage shed.

3. Application to be placed on the Agenda—Peter Harriman. Mr. Harriman was placed on the agenda of the July 25, 1985 meeting at 9:00 p.m. Property located on Map 43, lot 827, zoned R. Mr. Harriman would like to build a 24' x 28' residence, 20' x 2' garage and 8' x 10' "other" (per application).

4. Application to be placed on the Agenda—Richard Sevigny. Mr. Sevigny was placed on the agenda of the July 25, 1985 meeting at 10:30 p.m. Property located on Map 37, lot 13, zoned AR. Mr. Sevigny would like to build a 30' x 33' residence with a 24' x 47' garage.

5. Copy of letter from Smith & Elliott regarding Proach. The Board acknowledges receipt of this.

6. Brochure from National Maine Street Network. The Board acknowledges receipt of this.

V New Business:

1. Hamill Subdivision:The Board reviewed a sheet containing Erosion and Sediment Control Procedures. The Board held a lengthy discussion concerning these. #2 was changed to read "No clear cutting will be done except as necessary for construction." #6 is to be deleted. #8 was changed to read "Any disturbed area will be reseeded and stabilized within four (4) months after work starts. John Roberts made the motion that the Planning Board approve the final plan of Hamill Subdivision provided that the Erosion and Sediment Control Procedures are put on the final plan. Charlot Lake seconded. Unanimously approved. Mr. Garvin was put on the agenda of the July 25, 1985 meeting at 9:30 p.m.


2. Samuel Mazzola: Trustee of A & M Realty Trust. Property located on Map 32, lot 20. Zoned AR. Mr. Mazzola would like to raise the existing wood structure and build a concrete foundation eight (8) feet high. The Board asked if Mr. Mazzola would be making the structure any larger. Mr. Mazzola answered no. He told the Board that the cottage seems to be settling, and they are trying to support it and beautify the property and preserve what they have. He presented the Board with a 1/2" scale floor plan which showed where the cottage is settling. Mike Hammond made the motion that the Planning Board approve this application as presented under Section 9.03 of the Waterboro Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

3. Alan Plante: Property located on Map 4, Lot 48F. Zoned AR. Mike Hammond abstained from voting on this matter. Mr. Plante would like to add a 30' x 24' garage and tackle shop to the existing building. The Board asked how big his lot was. Mr. Plante said that it was approximately 200' x 205' x 200' x 215'. The Board figured that the lot was approximately 42,000 square feet. The Board discussed the fact that Mr. Plante needs 80,000 square feet for a business. The Board asked Mr. Plante if he had a copy of his permit. Mr. Plante told the Board that he had been approved for a permit for a coin shop. The Planning Board's examination of its records do not show that Mr. Plante ever came before the Planning Board for a coin shop. The minutes discussed giving Mr. Plante extensions on his permit to live in his trailer. The Board told Mr. Plante that the AR Zone is primarily for farming and buildings, and not for businesses. On page 19 of the Zoning Ordinance, the Board read Item 19 which allows professional offices, but excludes businesses in the home. The Board also told Mr. Plante that when you join buildings you have one (1) building. Mr. Plante asked about his not joining it. The Board told Mr. Plante that he would have two (2) separate buildings. The Board also read the definition of "Professional Home Occupation and Offices" in Section 14.02 which states that "no more than twenty-five (25%) of the floor space in any residential building (principal or accessory) may be given over to a professional home occupation or office." The size of the building Mr. Plante is proposing would be over the 25% limit. Mr. Plante asked if he could bring it down to 25% and make it a two (2) car garage instead of a one (1) car garage and add two (2) bedrooms upstairs. The Board told Mr. Plante that they would have to table this because they did not have a voting quorum. Mr. Plante told the Board that if he could not put a business in then the land was no good to him. Mr. Plante also asked about raising animals. Mr. Plante was placed on the agenda of the July 25, 1985 meeting at 10:30 p.m.

VI Adjournment.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,


Michael L. Hammond
Secretary/Treasurer

