

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

CORRECTED COPIES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:06 p.m. July 25, 1985

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

II The corrected minutes of June 26, 1985 and the minutes of the July 10, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Lionel Belanger
8:30 p.m. Antonio Dubreuil
9:00 p.m. Peter Harriman
9:30 p.m. Richard Garvin
10:00 p.m. Richard Sevigny

IV Communications

1. Letter from Alan Plante cancelling his appointment with the Board for this meeting. Roland Denby read this to the Board.

2. Letter from the Selectmen saying that Ernest Roberge had been appointed to the Planning Board. The Board acknowledges receipt of this.

3. SRCC—Notice of a public hearing. The Board acknowledges receipt of this.

4. Copy of a letter from Van Foglio to David Lowell notifying him that a Stop Work Order had been placed on the construction of a building on the New Dam Road in Lake Arrowhead Estates.

5. Paper from USM. The Board acknowledges receipt of this.

6. Letter from Roger Elliott.

V New Business

1. Lionel Belanger: Property located on Map 29, Lot 25. Mr. Belanger would like to put a foundation under his cottage to stop erosion, and to fix an eroding granite wall at the waters edge. The Board asked Mr. Belanger if he would be moving any dirt. Mr. Belanger said that he would be where he would be putting in a regular cellar. The Board asked where he would put the dirt that he excavates. Mr. Belanger told the Board that he would be putting it around his cottage. The Board asked if the wall was on the lakefront. Mr. Belanger told the Board that it was in the water, and that he would like to repair it. The Board assumed that he would need DEP approval for that. John Roberts made the motion that the Planning Board accept Mr. Belangers application as presented to put the foundation under his camp only. Charlot Lake seconded. Unanimously approved.

2. Antonio Dubreuil: Property located on Map 32, Lot 61, Zoned AR. The lot is approximately 75' x 85' (containing approximately 6,000 square feet.) Mr. Dubreuil is requesting a permit to add a 4' x 10' storage shed to his present 20' x 10' storage shed. The Board asked how close this shed was to the water. Mr. Dubreuil told the

Board that it was fifteen (15) feet from the water. The deed that Mr. Dubreuil has does not describe the property very well. The Board asked if there was a cottage. Mr. Dubreuil told the Board that there was only a boathouse 20' x 10' where they store their camping stuff. The Board asked if he planned to put a cottage on it. Mr. Dubreuil told the Board that he would like one on the property, and asked if there was anyway he could. The Board told Mr. Dubreuil that he only had 6,000 square feet, and that he had to be 100 feet back from the water. Mr. Dubreuil asked if a holding tank would be allowed. The Board told Mr. Dubreuil that he had a problem with setbacks. Mike Hammond made the motion that the Planning Board approve this application as presented under Section 3.30 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

3. Peter Harriman: Property located on Map 43, lot 827. This lot is 100' x 184'. The Board asked if he was the owner of the lot, and asked to see a copy of his deed. Mr. Harriman said that he did own it, but his deed has not been returned to him yet. This lot is less than 20,000 square feet. The Board asked if he had gone through DEP before. Mr. Harriman said that he never had. There was a lengthy discussion held on this. Mr. Harriman told the Board that he did not mind waiting for approval on this lot.

The Board again questioned whether he needed DEP approval. John Roberts made the motion that the Planning Board deny the permit due to Section 4807 A of the Maine Planning & Land Use Laws of 1984 until Mr. Harriman has approval from the Bureau of Environmental Protection. Mike Hammond seconded. 4 approved 1 abstained. Dwayne Woodsome felt that with Lake Arrowheads own water system he would not need BEP approval. Mike Hammond get in touch to discuss this with them. Map 43, Lots 872 & 873. These two (2) lots total about 33,430 square feet. Mr. Harriman would like to put a single family residence on these two (2) lots. Mr. Harriman will combine thses (2) lots so that he can meet the setbacks. Mike Hammond made the motion that this be approved under Section 2.08 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved. Mr. Harriman was placed on the agenda of the August 14, 1985 meeting at 9:15 p.m.

4. Richard Garvin—Hamill Subdivision: Mr. Garvin brought in his final plan of this subdivision with the Sediment and Erosion Control Procedures on the plan as required by the Planning Board. Mike Hammond made the motion that the Planning Board approve the final subdivision plan with the addition of the Erosion & Sediment Control Procedures. John Roberts seconded. Unanimously approved.

Larry Jacobsen arrived at this point in the meeting.

5. Richard Sevigny: Property located on Map 37, lot 13, Zoned AR. A survey has been done on this property. The Board asked Mr. Sevigny if he was part of the subdivision. Mr. Sevigny told the Board that he was not. Mr. Sevigny cannot meet the setbacks. Mr. Sevigny's property goes down hill. Mr. Sevigny wants to put a house over the approximate location of a foundation already there. The Board asked Mr. Sevigny what kind of foundation. Mr. Sevigny said that he wanted a paved concrete. On the plans mention is made of a future basement apartment. The Board asked about this. Mr. Sevigny told the Board that he would like to add this in the future and that it may never happen. The Board told Mr. Sevigny that he would have to be back one hundred (100) feet from the lake. Mr. Sevigny told the Board that he would not be able to see the lake and that it would put him on the back lot. The Board decided to get clarification on the new law that was presented to them tonight. The Board decided to table this until their next meeting. Mr. Sevigny was placed on the agenda of the August 14, 1985 meeting at 8:45 p.m.

VI Adjournment.

This meeting adjourned at 10:10 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Robert E. Dealy

Dwayne Woodhove

Robert L. ...

John W. Roberts
