

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:44 p.m. October 9, 1985

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

II Corrections to the September 11, 1985 & September 26, 1985 minutes were requested. Corrected minutes will be made and sent out.

III Appointments:

8:00 p.m. Walter Getchell  
8:15 p.m. Schiavi Homes  
8:30 p.m. Jerry Grier DID NOT SHOW  
8:45 p.m. Peter Harriman  
9:30 p.m. Brunetti's Restaurant DID NOT SHOW  
9:45 p.m. Theresa Coburn  
10:00 p.m. Tony Cognato

IV Communications:

1. Larry Jacobsen told the Board that he had spoken with the DEP regarding violations observed at Ossipee Lake.

2. Letter of resignation from Lesley Hammond as Planning Board Clerk. The Board read this and will start looking for a new Clerk. It was decided to start a new clerk out at \$5.00 an hour, and if it works out, to raise the salary to \$6.00.

3. Reapplication of Maxine Peightal. The Board denied this application at their September 26, 1985 meeting under Section 9.03 and returned this to the Code Enforcement Officer.

4. There was a list of outsales made by Starrett Pierce regarding property on Map 14 Lot 40. The Board acknowledges receipt of this.

5. Application to be placed on the agenda. Steve Broad. Mr. Broad would like to build a home on property located in Lake Arrowhead.

V New Business:

1. Walter Getchell: Property located on Map 45, Lots 1741 & 1742, Zoned AR. (total of 57,700 square feet.) Mr. Getchell would like to build a 24' x 28' attached garage 32' from the road. The Chairman read a letter from the SRCC addressed to Howard Anderson (who does not abut Mr. Getchell's property). The Chairman also read a letter from Dean Fortin to the SRCC, and a letter from Howard Anderson to the Planning Board. These lots were on a plan recorded in 1969. There was a question as to whether Mr. Getchell owns one (1) lot or two (2) lots. Mr. Getchell told the Board that he had bought the second lot with the deed stating that the lot "won't be built on." Charlot Lake looked at the deed and could not find that it was so phrased. Mr. Getchell has permission from the SRCC to build his garage. The Board asked why the garage couldn't be moved closer to the house. Mr. Getchell told the Board that it was very steep, and that he would need to have some sort of foundation wall. If he built it meeting the setbacks he would be closer to the abutters house. Mr. Getchell told the

Board that he would be using a low pitched 7' 6" height and truss roof rafters. He also told the Board that if he put the garage on the side of his house he had a steep driveway which he can't use in the wintertime now. The Getchell's live there yearround. Mr. Anderson's Lot 1739 is not on the water, but it sits in a gully. Mr. Anderson would see the top of the garage. Charlot Lake made the motion that the Board hold an on-site inspection on this property. Larry Jacobsen seconded. Unanimously approved. The on-site was set for Monday, October 14, 1985 at 10:30 a.m.

2. Schiavi Homes: Property located on Map 46, Lot 1283. This lot contains 19,300 square feet. They would like to put a 27 1/2' x 40' modular home on this property. John Beaudoin represented Schiavi Homes. Schiavi Homes bought this property on April 1, 1985. The Board told Mr. Beaudoin that they could not help him as this lot is under the 20,000 square foot required for septic systems.

3. Peter Harriman: Property located on Map 45, Lot 1495, Zoned AR. This lot contains 24,900 square feet. This is a waterfront lot. Mr. Harriman has been before SRCC two (2) weeks ago, and SRCC requested a change on the deck. SRCC was concerned that the deck would be too close to the drainfield. This would put the deck closer to the water. This proposed house is 28' x 36' with a solarian as part of the deck. It will be 20' from one sideline, 45' from the other sideline. The Board asked if there were any structures on any side of this. Mr. Harriman told the Board that Lot 1494A is an unbuildable lot according to the SRCC. There is a structure on the other side that he has the greatest amount of setback. The Board asked about a garage. Mr. Harriman told the Board that he would like to put a garage under the house. The Board discussed conditioning the lot so that there could not be any other structure put on the property. Mike Hammond made the motion that the Board approve this as presented under Section 2.08 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

4. The Board discussed a budget for the 1986 year. The Board discussed purchasing a camera which would allow them to take pictures of their on-site inspections. They would also like to purchase a staple remover and a scale ruler. The Board will need stationary during the next year. The Chairman will come up with a definite figure for needs and submit it.

5. George & Theresa Coburn: Property located on Map 7, Lot 77A, Zoned AR. This lot contains 111,220 square feet. Mrs. Coburn would like to change her bridal shop into a small rental apartment. Mrs. Coburn is considering buying a place on Route 202 and expand her shop. The Board told Mrs. Coburn that she did not have enough land to do this. The Coburn's would need 160,000 square feet to do this. The Board told Mrs. Coburn that you could not have greater density on her lot. Mike Hammond made the motion that the Board deny this application under Section 3.06.02 Item 1 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

6. Tony & Martha Cognato: Property located on Map 21, Lots 20 & 21. The Cognato's would like to put a 24' x 30' addition on their existing garage. Mr. Cognato told the Board that he was in the trucking business. Mike Hammond made the motion that the Board approve this as presented under Section 3.03 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

7. The Board members discussed their on-site inspections that they have held. Gobeil The Board measured and Mr. Gobeil's house is only 43' from the lake instead of the 65' to 75' from the lake that Mr. Gobeil told the Board at their September 26, 1985 meeting. Charlot Lake made the motion that Mr. Gobeil's application be denied under Section 3 of the Public Laws (Title 12 MRSA Sections 4811 - 4817.) Larry Jacobsen seconded. Unanimously approved. The Board also expressed concern about the Mazzola Trust property. The Chairman will see the Code Enforcement Officer about this. Rodney Chadbourne's subdivision on Roudt 202. The Board thought this subdivision might need two (2) or four (4) culverts.

VI Adjournment.

This meeting adjourned at 10:27 p.m.

Respectfully submitted,



Michael L. Hammond  
Secretary/Treasurer

Appointments for October 24, 1985 meeting:

8:00 p.m. Steve Broad  
8:30 p.m. Albert Dube  
9:00 p.m. Brunetti's Restaurant  
9:30 p.m. Owen Grant  
9:45 p.m. Rodney Chadbourne

