

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:43 p.m. August 14, 1985

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

II The Board requested a change in the July 25, 1985 minutes. Corrected copies will be made and mailed out.

III Appointments:

- 8:00 p.m. Albert Cassino NOTICE RETURNED IN MAIL
- 8:00 p.m. Brunetti's Restaurant
- 8:30 p.m. Robert Potter
- 9:00 p.m. Richard Sevigny
- 9:30 p.m. Peter Harriman
- 10:00 p.m. Ruel

IV Communications:

1. Catalog from EMA. The Board acknowledges receipt of this.
2. Catalog from Bureau of Land Quality Control. The Board acknowledges receipt of this.
3. Bulletin from MAP. The Board acknowledges receipt of this.
4. Bulletin from State Planning Office. The Board acknowledges receipt of this.
5. Newspaper from USM. The Board acknowledges receipt of this.
6. Newsletter from SMRPC. The Board acknowledges receipt of this.
7. Notice of Decision from the Zoning Board of Appeals re: Leopold Nolette. The Board acknowledges receipt of this.
8. Application to be placed on the agenda. Alan Plante. Mr. Plante was placed on the agenda of the August 22, 1985 meeting at 9:30 p.m.
9. Application to be placed on the agenda. Brunetti's Restaurant. Mr. Ricker was placed on the agenda of the August 22, 1985 meeting at 9:45 p.m.
10. Application to be placed on the agenda. Donald Sylvestre. Mr. Sylvestre was placed on the agenda of the August 22, 1985 meeting at 8:15 p.m.
11. Application to be placed on the agenda. Hazen O'Clair. Mr. O'Clair was placed on the agenda of the August 22, 1985 meeting at 9:15 p.m.
12. Application to be placed on the agenda. Doug Ake. Mr. Ake was placed on the agenda of the August 22, 1985 meeting at 8:45 p.m.

V New Business:

1. Brunetti's Restaurant. Mr. Ricker wants to add a 15' x 7' washroom. The Board was concerned about how Mr. Ricker obtained his permit to put in a walk-in cooler and takeout window. Mr. Ricker asked if he could convert his restaurant into two (2) apartments. The Board told Mr. Ricker that there was not enough land. Mr. Ricker did not have a copy of his deed. The Board told him that he needed at least 80,000 square feet for each living unit. Mr. Ricker told the Board that the house and restaurant are on one (1) piece of property. The Board will do some research and Mr. Ricker was placed on the agenda of the next meeting.

2. Robert Potter: Property located on Map 32, Lot 64. He would like to put a cement block foundation under his camp. The Board asked if he was going any closer to the water. Mr. Potter told the Board that he was not. The Board also asked about excavating. Mr. Potter told the Board that he would not do anymore than he had to do. There will not be a cellar or a crawl space under this. Mike Hammond made the motion that the Planning Board approve Robert Potter's application for a permit to put a foundation under his camp as presented under Section 9.03. Charlot Lake seconded. Unanimously approved.

3. Richard Sevigny: Mr. Sevigny told the Board that he had called Sherry Hanson a week ago, and she told him that there are towns violating the law by allowing living quarters closer to the lake. Mr. Sevigny told the Board that his lot had an existing house on it. Mr. Sevigny moved the building on this lot in 1983. Mr. Sevigny wants to angle his house so that he may use passive solar. He is also going to put in a new septic system. Mike Hammond made the motion that the Planning Board approve this under Sections 9.03 and 2.08 of the Zoning Ordinance with the dimensions as presented. John Roberts seconded. Unanimously approved.

Charlot Lake left at this point in the meeting.

Van Foglio came in at this point in the meeting. The Board and Van discussed the new law regarding the sale of lots and Leopold Nolette.

4. Peter Harriman: Property located on Map 43, Lots 827 & 1678. Zoned AR. Mr. Harriman wanted the Board to reconsider their decision of the last meeting regarding lot 827. He believed that he fell under the exceptions. That particular section of Lake Arrowhead was approved by the Planning Board on December 17, 1969 and was recorded in Plan Book 50, page 14 on December 30, 1969. This map was not hanging up with the other maps. He has now eliminated the garage from his previous proposal. Mike Hammond made the motion that the Planning Board approve the proposals as presented under Section 2.08 of the Zoning Ordinance. John Roberts seconded. Unanimously approved. Mr. Harriman also wanted to discuss a retaining wall on property located on Map 38, Lot 31 for Toothaker. The Board decided to hold an on-site inspection on this property on Friday August 16, 1985 at 9:30 a.m. Mike Hammond, Larry Jacobsen and Dwayne Woodsome attended this on-site.

5. Renald Ruel: Property located on Map 35, Lot 14A. Mr. Ruel told the Board that the Courts had ruled in favor of his neighbors. Mr. Ruel would like to raise his cottage and put a foundation under it with an eight (8) foot closed in porch. John Roberts made the motion that the Board grant Mr. Ruel's application for a permit to put a foundation underneath his cottage and put an eight (8) foot porch under Section 9.03 of the Zoning Ordinance. Dwayne Woodsome seconded. Unanimously approved.

VI Treasurers Report.

Mike Hammond told the Board that they have \$173.23 in their checking account. The Board decided to put another \$500.00 in this account. Mike Hammond will ask Dianne Holden for a check.

Mike Hammond made the motion that the Planning Board members be paid for any special meetings that they attend for the month of August. Dwayne Woodsome seconded. Unanimously approved.

VII Adjournment.

This meeting adjourned at 10:20 p.m.

Respectfully submitted,

*Michael Hammond*

Michael L. Hammond  
Secretary/Treasurer

*Robert E. Deuby*

*Dwayne Woodsome*

*Laurence E. Jacobsen*

*John W. Roberts (ALT)*

Agenda for August 22, 1985's meeting:

- 8:00 p.m. Albert Cassino
- 8:15 p.m. Donald Sylvestre
- 8:45 p.m. Douglas Ake
- 9:15 p.m. Hazen O'Clair
- 9:30 p.m. Alan Plante
- 9:45 p.m. Brunetti's Restaurant
- 10:00 p.m. Leopold Nolette