

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE

CORRECTED  
MINUTES

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:01 p.m. October 24, 1985

I Rollcall: Mike Hammond, Larry Jacobsen and Dwayne Woodsome. Roland Denby Chairman.

II Corrections were requested for the October 9, 1985 meeting. Corrected copies will be made and sent out.

III Appointments:

8:00 p.m. Steve Broad  
8:30 p.m. Albert Dube DID NOW SHOW  
9:00 p.m. Brunetti's Restaurant DID NOT SHOW  
9:30 p.m. Owen Grant DID NOT SHOW  
9:45 p.m. Rodney Chadbourne

IV Communications:

1. Application to be placed on the Agenda: John R. Gagne. Property located on Lot 29, Section 3 Lake Sherburne. Mr. Gagne would like to build a 24' x 40' yearround cotage with a full foundation on this property. According to Mr. Gagne's proposal he is not going to be 100 feet from the lake. Mr. Gagne was placed on the agenda of the November 13, 1985 meeting at 8:00 p.m.

2. Notice of Public Hearing from the SRCC regarding property owned by Maurice St.Peter, Lot 1347, 5 Pioneer Circle, Lake Arrowhead. The Board acknowledges receipt of this.

3. Memo from the Board of Selectmen stating that they have not received copies of the Planning Board minutes since June 12, 1985. The Clerk will make copies and see that the Selectmen receive them.

V New Business:

1. Steve Broad: Property located on Map 42, Lot 121-A, Zoned AR. Grandfathered lot. Mr. Broad would like to build a 28' x 40' house on this property. There are no buildings on either side of him, and he meets all of the setback requirements. Mike Hammond made the motion that this application be approved under Section 2.08 of the Waterboro Zoning Ordinance to build a 28' x 40' house as presented to the Board. Larry Jacobsen seconded. Unanimously approved.

2. The Board discussed having a form letter made up for approvals so that the applicants could have their letter the night of the Board's approval or disapproval. The Clerk will make up a form letter.

3. The Board members who attended the on-site inspection at Walter Getchell's property were: Roland Denby, Charlot Lake, Larry Jacobsen and Dwayne Woodsome. They reported to the Board that Mr. Getchell's diagram was correct. This property is very rough and steep. The garage must be attached per the SRCC. Mr. Getchell plans to use roof trusses and a low profile. Dwayne Woodsome made the motion that this application be approved as presented to build a garage under Sections 2.08 and 3.03 of

the Waterboro Zoning Ordinance. Larry Jacobsen seconded. Unanimously approved.

4. Douglas Leary: Property located on Route 202 & 4. Mr. Leary would like a permit to live in a travel trailer while clearing land for a permanent residence. The Board discusses sanitary facilities. Mike Hammond made the motion that this application be approved under Section 2.07 of the Waterboro Zoning Ordinance for thirty (30) days from October 24, 1985 to November 23, 1985. Larry Jacobsen seconded. three (3) approved, one (1) opposed.

5. The Board discussed running an ad for a Clerk in the Budget Saver. They decided to run a quarter page ad.

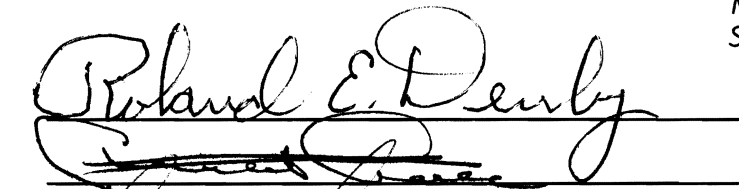
6. Rodney Chadbourne: Sketch plan for a proposed eight (8) lot subdivision on the Webber Road. The owners of this property is Tom & William Caffyn of New England Log Homes of Maine. The Board is concerned about the roads and right of way. This subdivision was established by John Hanscom. The Board asked who would maintain the road. Mr. Chadbourne told the Board that the lot owners would be responsible for the maintenance. Larry Jacobsen told the Board that one of the roads involved is marked "No Trespassing—Private Property". The Board is concerned about shoestring lots. Mr. Chadbourne told the Board that there is a gully between Lots 3 & 4 and ends up between Lots 5 & 8. The Board decided to hold an on-site inspection on Saturday, October 26, 1985 at 10:00 a.m.

VI Adjournment.

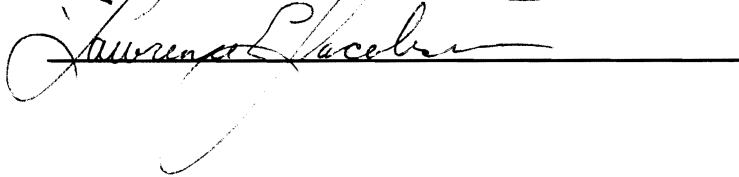
Respectfully submitted,



Michael L. Hammond  
Secretary/Treasurer



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