

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. September 26, 1985

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

II The Board requested changed be made to the minutes of the September 11, 1985 meeting. Corrected copies will be made and mailed out.

III Appointments:

8:00 p.m. Rodney Chadbourne
8:15 p.m. Fred Bearham DID NOT SHOW
8:30 p.m. Albert Dube DID NOT SHOW
8:45 p.m. Bernadette Williams
9:00 p.m. Maxine Peightal DID NOT SHOW
9:15 p.m. Stuart Gannett
9:30 p.m. Robert Gobeil
9:45 p.m. Donna Morrill
10:00 p.m. Joanne Kozlowski

IV Communications

1. Intent to File—SRCC.
2. SRCC—several applications. The Board acknowledges receipt of this.
3. Application to be placed on the agenda. Herbert Ricker—Brunetti's Restaurant. Mr. Ricker was placed on the agenda of the October 9, 1985 meeting at 9:30 p.m.
4. Application to be placed on the agenda. George Coburn. Mr. Coburn was placed on the agenda of the October 9, 1985 meeting at 9:45 p.m.
5. Application to be placed on the agenda. Anthony Cognato. Mr. Cognato was placed on the agenda of the October 9, 1985 meeting at 10:00 p.m.
6. Pamphlet from USM. The Board acknowledges receipt of this.
7. Request from the Finance Committee asking for a budget amount for the year 1986. Roland Denby will have this for the next meeting.
8. Letter from Madge Baker of SMRPC regarding zoning revisions. The Board will try to set up an appointment for some time in October.
9. Rehabilitation of apartment buildings with over five (5) units.

V New Business:

1. Rodney Chadbourne & Dana Libby: Proposed four (4) lot subdivision on Route 202. This subdivision has not been named. The property is currently owned by the Christian Brothers of Instruction. John Brock has an option to purchase it, and Mr. Chadbourne has an option to purchase with Mr. Brock. This property is located on Map

1, Lot 3, Zoned AR. Access to these lots is on Route 202. Proposed lots 3 & 4 will share a common driveway. The Board mentioned site distances. Mr. Chadbourne does not believe there will be a problem with site distances. The Board also asked about culverts. Mr. Chadbourne anticipates that he will be responsible for putting them in. The Board asked if there were any historical markers and the like on this property. Mr. Chadbourne said that he did not believe so. The Board told Mr. Chadbourne that they wanted to be sure that the railroad is in the deeds on this property. The Board decided to hold an on-site inspection on Monday, September 30, 1985 at 5:00 p.m. Mike Hammond made the motion to accept the sketch plan as presented. Larry Jacobsen seconded. Unanimously approved.

2. Bernadette Williams: Property located on Map 22, Lot 12, Zoned Village. 21,500 square feet. Ms. Williams would like a permit to have a wholesale business in her house. The Board asked about parking needs. Ms. Williams said that she did not do any selling out of her house. Ms. Williams puts her things on consignment in a shop in Saco. The Board asked about delivery of supplies. Ms. Williams told the Board that she has had two (2) deliveries so far, and they were delivered in a truck larger than a pickup but not the size of a semi. The Board asked about employees. Ms. Williams said that she was her only employee. The Board was also concerned about machinery. Ms. Williams told the Board that she has a table saw, joiner, compressor, and both small and large power tools. The Board asked if they were noisy. Ms. Williams told the Board that she has asked her neighbors several times if they bother her, and she has been told that they do not. Ms. Williams told the Board that her workshop is in her garage. She does not store anything outside. The Board asked if she planned on altering the exterior character of the building. Ms. Williams said that in the future she would like to tear down the two (2) garages, and build a breezeway connected to a modern shop. The Board asked if she was planning on running a retail shop. Ms. Williams said that she had considered it, but she would not have enough time to make furniture and run a retail shop too. Mike Hammond made the motion that the Board approve this as a wholesale business under Sections 2.08 and 3.04.02 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved. The Board also asked about the use of lacquers and paints. Ms. Williams told the Board that you must maintain such high temperatures to do this that she does not plan on doing any finishing during the winter. The Board also asked about disposing of sawdust and leftover wood pieces. Ms. Williams told the Board that she puts the sawdust in a trash bag which she has picked up, and that she has bought a box woodstove where she will burn the leftover wood pieces.

3. Mr. Anderson* Property located on Map 45, Lots 1732 & 1733, Section 2 in Lake Arrowhead. Mr. Anderson had some questions for the Board. He has an option to purchase Lot 1731 also. He would like to combine these three (3) lots and make two (2) larger lots. The Board was concerned about this as this is a recorded subdivision. The Board also told Mr. Anderson that in order to meet the Zoning he needed 80,000 square feet for each lot. The total footage of the three (3) lots is 49,200 square feet. The Board was not sure whether this was possible or not.

4. Robert Gobeil: Property located on Map 30, Lot 71-U. Wants to build a 16' x 22' garage. Mr. Gobeil believes that his house is somewhere 65' and 75' from the lake. Mr. Gobeil does not want to attach it to his house. He also asked if he needed permission to even off his roof. The Board told him that as long as he did not exceed the height limitations he could. The Board decided to hold an on-site inspection on Monday, September 26, 1985 at 4:15 p.m.

5. Stuart Gannett: Mr. Gannett wants to add a 24' x 80' addition to his waste treatment building at Southern Maine Finishing. The Board was not sure why Mr.

Gannett had to come before the Board. Mr. Gannett told the Board that this was Phase 2 of his system. The Board asked if his equipment had to be approved by the DEP. MR. Gannett said that it did not. Mike Hammond made the motion that this be sent back to the Code Enforcement Officer with no action but recommends approval. Charlot Lake seconded. Unanimously approved.

6. Donna Morrill: Mrs. Morrill's ex-husband attended the meeting for her. Mrs. Morrill would like to put a mobilehome on property owned by her father for a one (1) year period of time. This property is located on Map 4, Lot 42. The mobilehome would occupy a two (2) acre piece of this lot. The Board told Mr. Morrill that the landowner should come in and request the permits. A note to this effect was put on the application and returned to the Code Enforcement Officer. Mike Hammond made the motion that this be approved with this condition. Charlot Lake seconded. Unanimously approved.

7. Fred Bearham: Property located on Map 45, Lot 1539, zoned AR. Grandfathered lot. 30,500 square feet. Mr. Bearham wants to put a two (2) story house with a daylight basement. He is 150' from the lake, 50' from the road, and 70' from the side. Mike Hammond made the motion that this be approved under Section 2.08. Charlot Lake seconded. Unanimously approved.

8. Maxine Peightal: Mrs. Peightal would like to replace a garage that burned in the 1947 fire on the existing foundation. Mike Hammond made the motion that this be sent to the Zoning Board of Appeals for action. Dwayne Woodsome seconded. Unanimously approved.

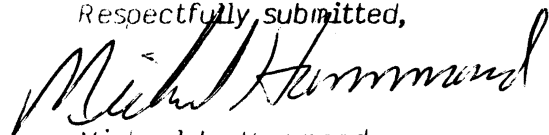
9. The Board was given copies of documents that were sent by the Maine Municipal Association.

10. The Board discussed concern over Mr. D'Entremont's garage that is being built. The Board does not believe that this garage is the dimensions that were discussed with the Board.

VII Adjournment.

This meeting adjourned at 10:10 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer

