

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. November 13, 1985

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

II The corrected minutes of the October 9, 1985 meeting were unanimously approved. Corrections were requested of the October 24, 1985 meeting. Corrected copies will be made and mailed out.

III Appointments:

Mr. & Mrs. John Gagne
Rodney Chadbourne
John Kustron
Earl Pennell

IV Communications:

1. Letter from Walker, Bradford, Hull & LaBrique regarding property located on map 43, Lot 934.-The house on this property was built in 1983. It was supposed to have a thirty-five (35) foot setback. Steps were built which left only twenty-six (26) feet. Without the steps is only thirty-three (33) feet. The house was approved by the Code Enforcement Officer. The lot is narrower in front, and the front setback is now only twenty-six (26) feet. The Board decided that this problem should go to the

2. Copy of a letter from the Selectmen to Timothy Nelson regarding Camp Laughing Loon buildings regarding safety. The Board acknowledges receipt of this letter.

3. Copy of a letter from the Selectmen to Mark Caldwell for accessing buildings and grounds. The Board acknowledges receipt of this letter.

4. Application for membership to Maine Association of Planners. The Board acknowledges receipt of this letter.

5. Notice of Greater Portland Council of Government Workshop for market studies at SMVTI on November 21, 1985. The Board acknowledges receipt of this.

6. Notice from Maine Coast Heritage Trust regarding conference at Bowdoin College regarding land bank and land trust etc. The Board acknowledges receipt of this notice.

V New Business

1. Mr. & Mrs. John Gagne: Property located on Map 47, Lot 29. Zoned AR. Grandfathered lot. Mr. & Mrs. John Gagne have a purchase agreement for this property. The size of this lot is 25,290 square feet, more or less. There are cottages on both sides of this lot. They would like a building permit to build a 24' x 40' house one hundred (100) feet from Lake Sherburne. Mike Hammond made the motion to approve this as presented under Section 2.08 of the Waterboro Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

2. Rodney Chadbourne: Regarding Pine Hollow Subdivision. Mr. Chadbourne had a preliminary plan. He showed the Board a purchase agreement. The Board would like a copy of a proposed deed for this property. The drainage easement was not shown on plan, thirty (30) feet wide with the brook as the center. The Board would also like to have the name of the landowner across Route 202. The motion was made by Larry Jacobsen to have the greenbelt thirty (30) feet wide on Lots 1, 2, & 4, on Lot 3 the greenbelt would have to be twenty-five (25) feet wide. The vote was three (3) against, one (1) abstained. Another motion was made by Mike Hammond to make the greenbelt on Pine Hollow Subdivision twenty-five (25) feet. Noone seconded. Another motion was made by Charlot Lake to have a thirty (30) foot greenbelt on Lots 1, 2, 3, & 4. Larry Jacobsen seconded. The vote was three (3) for, two (2) against.

3. John Kustron: Property in AR Zone. Mike Hammond made the motion to approve this under Sections 2.08 and 7.01 of the Zoning Ordinance providing no rights of way exist across the property or other easements besides a CMP easement. Seconded by Dwayne Woodsome. Four (4) approved, one (1) opposed. Motion carried.

4. Earl Pennell: Property located on Map 32, Lot 39A. Mr. Pennell questioned whether Lot 39A is buildable. This lot contains 17,000 square feet. A lengthy discussion was held. This question concerning this lot will be taken to the State. Mr. Pennell was put on the agenda of the December 11, 1985 meeting at 8:00 p.m.

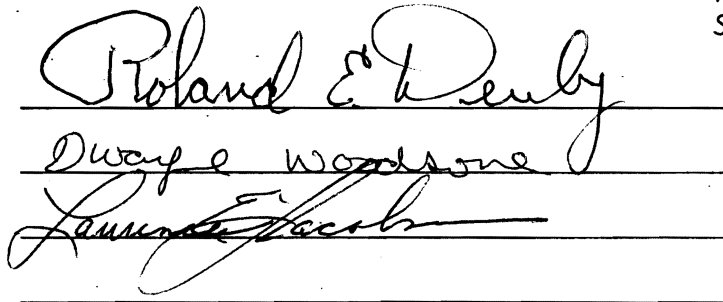
VI Adjournment.

This meeting adjourned at 11:00 p.m.

Respectfull submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for December 11, 1985 meeting:

- 8:00 p.m. Earl Pennell ✓
- 8:30 p.m. Rodney Chadbourne ✓
- 9:00 p.m. Stanley Sollowin ✓
- 9:15 p.m. Peter Harriman ✓
- 9:30 p.m. Terrance Hackett
- 9:45 p.m. Howard Bennett
- 10:00 p.m. Brenda Charland