



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. December 11, 1985

- I Rollcall: Charlot Lake, Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman John Roberts was empowered to vote.
- II The corrected minutes of the October 24, 1985 meeting were unanimously approved. Corrections were requested of the November 13, 1985 meeting. Corrected copies will be made and mailed out.
- III Appointments:
- 8:00 p.m. Earl Pennell
8:30 p.m. Rodney Chadbourne
9:00 p.m. Stanley Sollowin CANCELLED
9:15 p.m. Peter Harriman
9:30 p.m. Terrance Hackett
9:45 p.m. Howard Bennett
10:00 p.m. Brenda Charland
- IV Communications:
1. Copies of the S.M.R.P.C. Newsletter will be mailed to the members of the Board.
 2. Letter from Stanley A Sollowin cancelling his appointment with the Board for this meeting. Roland Denby read this to the Board. John Beaudoin will use the 9:00 p.m. appt.
 3. Copy of letter from Middle Branch Engineering to Abutting Property Owners of the proposed development "Pine Hollow". The Board acknowledges receipt of this letter.
 4. Letter from Downtown Research & Development Center re: Downtown Idea Exchange Newsletter. The Board acknowledges receipt of this.
 5. Letter from National Trust for Historic Preservation re: Member Organization Program. The Board acknowledges receipt of this.
 6. Notice of Decision from the Zoning Board of Appeals re: Maxine F. Peightal. The Board acknowledges receipt of this. Request to build garage on old foundation. The variance was granted.
 7. Letter from Buxton Building Inspector to Waterboro Building Inspector with enclosures re: Permits and Fees from the Towns of Buxton, Hollis and Scarborough. The Board acknowledges receipt of this.

8. Code Enforcement Officer wants a meeting to discuss Building Permit Fees.
9. Applicant's Notice of Intent to File an Application with the Saco River Corridor Commission to build an addition on to old garage re: Myron Edgerly. The Board acknowledges receipt of this.
10. Application from David Sheppard to construct a ranch house. The Board acknowledges receipt of this.
11. Letter to Walker, Bradford, Hull & LaBrique, Attorneys from Code Enforcement Officer re: Lake Arrowhead property owned by Russell and Gladys Howland requesting a variance. The Board acknowledges receipt of this. Dwayne Woodsome arrived at this point. John Roberts left.
12. Letter to Code Enforcement Officer from Smith & Elliott, P.A. Attorneys re: Raymond M. & Margaret K. Spencer. The Board acknowledges receipt of this.

V

New Business:

1. Earl Pennell: Mr. Pennell showed plan to Board of two story single family house. Map 32, Lot 39a. Mr. Pennell has had a State soil test. Copies of this test have been sent to abutting neighbors by Mr. Pennell and copies were given to the Board. Mr. Pennell gave a copy of the deed to the Board. Mr. Pennell stated that the lot in front of his property can not be built on according to the State and that his property is 165 feet from lake. Mr. Pennell stated that he has published Legal notice Monday Dec. 9, 1985. The Board stated that notice must be published three weeks successively. Motion was made by Board to schedule Mr. Pennell on the agenda of the next meeting. Jan. 8, 1986. Mr. Pennell stated that each individual lot has a road and that he would be willing to have an on-site inspection.
2. Rodney Chadbourne: Regarding Pine Hollow Subdivision. Mr. Chadbourne submitted plan. Board requested to see deed. Mr. Chadbourne did not have the deed, but stated that he does have a contract. The Board asked if there were any additions to the plan. The Board asked for information regarding driveways noting that the 30 ft. greenbelt can not be cut through. The Board mentioned that the State requires an entrance permit for driveways. Mr. Chadbourne has not yet obtained permit. A copy of the preliminary plan was also submitted by Mr. Chadbourne. A motion was made by Charlot Lake that the Board tentatively approve subject to Mr. Chadbourne producing deed. Charlot Lake withdrew this motion. The Board has a copy of contract to buy from Brock, submitted by Mr. Chadbourne. Mr. Chadbourne stated that he plans to use a Warranty Deed, also that his loan has been approved to purchase land. The Board noted that the contract to buy was dated October 31, 1985 and expired November 30, 1985. Mike Hammond made the motion to accept as is under Land Subdivision Regulation 7.3. Dwayne Woodsome seconded. Four (4) approved, one (1) opposed. Mr. Chadbourne will record plan within 60 days with Charlot Lake or Mike Hammond in attendance.

3. John Beaudoin: Mr. Beaudoin (Division Manager, Sanford) representing Schiavi Homes property located on Map 46, Lot 1283 presented a Minimum Lot Size Waiver dated November 22, 1985. Mr. Beaudoin asked for a variance to put a 27½'x40' modular home on an angle. This property will have a floating slab foundation. The Board asked to see the application for building permit. Schiavi Homes will be selling property by quit claim deed. There was some discussion as to why the property should be placed at an angle and Mr. Beaudoin stated that it was for appearance. Dwayne Woodsome made the motion to approve this under Section 2.08 provided that the minimum sidelines dimensions are 22 feet and that the front set back is 75 feet. Charlot Lake seconded. The vote was four (4) for, one (1) opposed.

4. Peter Harriman: Mr. Harriman has two applications. Two single story ranch style houses 24'x32'. The Board noted that all dimensions were met. Mr. Harriman said that he could make front set back 75'. Regarding Map 44, Lot 2260 Zoned R, 24,000 sq. ft. Paradise Lane. Charlot Lake made the motion to approve plan as presented to the Planning Board under Section 2.08. Larry Jacobsen seconded. Regarding Map 43, Lot 813, Zoned R, 22,000 sq. ft. Sunset Circle. Mr. Harriman presented to the Board a permit for driveway from Saco River Corridor Commission. Mr. Harriman said that the property was 65 feet from road. The Board noted that according to the Town Map the lot size was 21,351 sq. ft. Mike Hammond made the motion to accept plan as presented under Section 2.08. Charlot Lake seconded. Unanimously approved.

5. Terrance H. Hackett, Sr. Mr. Hackett requests permission to build a 12'x16' addition to his home on Webber Road, Map 41, Lot 6, Zoned AR grandfathered. He proposes to enlarge living room by eliminating existing bedroom and building 12'x16' addition for new bedroom. He also wants to replace porch with an 8'x25' deck. Larry Jacobsen made the motion to approve plan with minimum sideline of 35 feet under Section 4.02, and minimum set back 75 feet. The deck to be built on existing foundation. Charlot Lake seconded. Unanimously approved.

6. Howard Bennett: A representative for Mr. Bennett requesting a 30 day extension to live in 24' travel trailer with sanitary facilities on Webber Road. Map 11, Lot 16a, Zoned AR. Mr. Bennett's primary residence is in Mass. and he plans to re-locate and build in the Spring. The Board stated that 30 day extensions can only be granted three consecutive times and it was believed that Mr. Bennett has already extended this time limit. Roland Denby recommended that this be referred back to Code Enforcement Officer for investigation to see how long Mr. Bennett has lived in said trailer. Dwayne Woodsome made the motion to deny the 30 day extension under Section 7.02 of Zoning Ordinance, until Mr. Bennett can come before the Board to clarify. Charlot Lake seconded. Unanimously approved.

7. Brenda Charland: David Charland presented application

to construct a studio apartment above an existing two car garage on Main Street. Map 22, Lot 11, Zoned V, Rte. 202 S. Waterboro. Mr. Charland stated that the studio would have a separate entrance and heating system. It would be about 20 feet from the house and would be hooked into the existing sewage system. Mr. Charland further stated that the studio would be 22'x20' consisting of 1 bedroom 1 living room and a kitchenette. Charlot Lake made the motion to approve the application as presented under Section 4.02. Larry Jacobsen seconded. Three(3) approved, One(1) opposed. Mike Hammond abstained from voting.

Charlot Lake made the motion to purchase all needed equipment and supplies. (Filing Cabinets, Polaroid Camera, Tape measure and Cabinet for photos.) Unanimously approved.

VI Treasurers Report:

Mike Hammond told the Board that they have \$535.22 in their checking account.

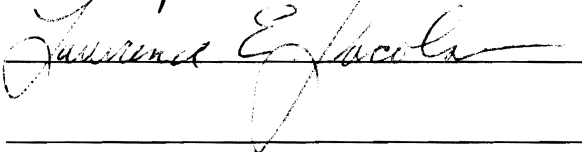
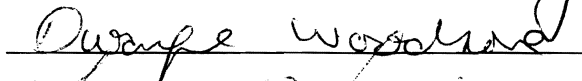
VII Adjournment:

This meeting adjourned at 11.10 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/treasurer



Agenda for January 8, 1986 meeting:

8:00 p.m. Earl Pennell
8.30 p.m. Steve Kasprzak