

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:37p.m. January 8, 1986

- I Rollcall: Mike Hammond, Larry Jacobsen, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman.
John Roberts was empowered to vote.
- II The minutes of the December 11, 1985 meeting were unanimously approved. Mike Hammond reported that the tape, camera and file cabinet have been purchased and that the aerial photo cabinet is on order.
- III Appointments:
8:00p.m. Earl Pennell
8:30p.m. Steve Kasprzak
- IV Communications:
1. Letter from Robert Fay suggesting that the Board contact Steve Kasprzak requesting that he come before the Board to discuss adopting the National Building Code and the possibility of hiring a part-time planner. Also Mr. Fay referred to a zoning change in the Moody Pond area. The Board acknowledges receipt of this letter.
 2. Letter from Robert Fay to Walker, Bradford, Hull and LaBrique regarding Camp Laughing Loon. Mr. Fay has asked the Code Enforcement Officer and the Town Health Officer to inspect the buildings. The Board acknowledges receipt of this letter.
 3. Letter from Paul W. McElhinney, Attorney, Re: Town of Waterboro v. Robert & Rebecca Jones. Mr. Jones has agreed and it is now a Court Order that the half of the garage will be removed on or before May 1, 1986. The Board acknowledges receipt of this letter.
 4. Application from Forrest Merrill to put a Mobile Home on vacant lot was passed on to Mr. Van Foglio for investigation.
- V New Business:
1. Earl Pennell: Map 32, Lot 39a, Zoned AR
Mr. Pennell stated that he has received letter from State. Copies were given to Board. Mr. Pennell stated that the house will be 100' from Lake with the same elevations as approved by State. Septic systems plan was shown to Board. Mr. Pennell said that he plans to build a single family, two story house 57'x24' and that the sidelines are 20' on each side. Mr. Pennell purchased the Lot on November 22, 1985. The Board stated that an undersized lot created since March 12, 1977 cannot be built upon. The Board requested that Mr. Pennell obtain proof as to when the Lot 39a was created. Mr. Pennell believed that the lot was created in the 1930's. The Board stated that proof of this was needed. The Board also asked for plot of property showing where Mr. Pennell plans to erect house. Mr. Pennell was given an 8:00p.m. appointment on the January 23 1986 agenda.

2. Steve Kasprzak: Mr. Kasprzak suggested that all municipalities should use the same building code. He recommended that BOCA Code be used by the town. This code is updated every three years, the next update being in 1987. Mr. Van Foglio also recommended that the BOCA Code be used. He believes this code would be a benefit to Waterboro. It can be amended to fit local use. Mr. Kasprzak said that some of the towns already using this code, among others, are Kennebunk, Sanford, Gorham, Windham and Portland. That it does not affect older homes only new buildings. Additions to older homes would come under the BOCA Code. Mr. Van Foglio stated that existing regulations do not meet State requirements. Mr. Kasprzak also said that a Site Plan Review Ordinance is needed.

Mr. J. David Haynes, ASLA, President of Land Use Consultants said that there were three areas in which he could be of assistance. Planning Administration-Ordinance Development (update Site Plan Ordinance) and Comprehensive Planning. He suggested, when the Board asked about fees for this service that he could be paid at an hourly rate or block plan (10 hours a month) or pay so much a month to use service when needed.

A discussion took place regarding the updating of fees. A Public Hearing to discuss the adoption of 1984 BOCA Code and fee changes is necessary also the Town Attorney must review the amendment.

Dwayne Woodsome made the motion that Roland Denby and the Planning Board Clerk write up amendment and submit it to Selectmen. Seconded by John Roberts. Unanimously approved.

John Roberts made the motion to adopt the BOCA Code and future amendments as the Town Building Code. Mike Hammond seconded this motion. Unanimously approved.

Mr. Van Foglio and Mr. Andrew Woodsome were present at the latter half of this meeting.

VI Adjournment:

The meeting adjourned at 11:15p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer

