



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order 7:45 p.m. March 12, 1986

I Rollcall: Mike Hammond, Ernest Roberge, Dwayne Woodsome and John Roberts in attendance. Roland Denby Chairman.
John Roberts and Ernest Roberge were empowered to vote.

II The corrected minutes of the February 12, 1986 meeting were unanimously accepted. The minutes of the February 27, 1986 meeting were unanimously approved.

III Appointments:

8:00 p.m. York Cumberland Housing
8:15 p.m. David Sheppard
8:45 p.m. William Gurrisi
9:00 p.m. Carl Sellers
9:30 p.m. Earl Pennell - CANCELLED

IV Communications:

1. Planning Board Workshop Notice from S.M.R.P.C. was received. Topic Agenda - Part 1 Ordinance Provisions for Conditional Uses and Part 2 Site Plan Review. The Board acknowledges receipt of this.

2. Letter from Smith & Elliott, Attorneys regarding Right-of-Way Frontage Requirements was read to the Board. The Board acknowledges receipt of this letter.

3. A notice from Natural Resources Council of Maine was received with regard to a One-day Conference, Tuesday, April 1, 1986 at the Augusta Civic Center. The Board acknowledges receipt of this notice.

4. Letter from Smith & Elliott, Attorneys regarding Earl Pennell Property. The Board acknowledges receipt of this letter.

V New Business:

York Cumberland Housing -Rural Shelters Inc. - William Chipman:
Mr. Chipman presented a linen of the Applewood Subdivision to the Board. One mylar site plan, one mylar lot plan and six copies. Members of the Board signed these plans. Dwayne Woodsome arrived at this point.

David Sheppard: Map 45, Lot 1350, Zoned R grand-fathered. Mr. Sheppard made an application to construct a single family residence on Pioneer Circle, Lake Arrowhead. A 24'x36' ranch house.

The Board stated that this lot was recorded before January 1, 1970, is a substandard lot of 19,046 sq. ft. which can be built upon and doesn't have to go before DEP. Mr. Sheppard has received permit from Saco River. John Roberts made the motion to approve under Section 2.08. Mike Hammond seconded. Unanimously approved.

William C. & Jean M. Gurrisi:

Map 47, Lot 23, Zoned AR
grandfathered

Mr. & Mrs. Gurrisi propose to build a single family home. Lot 23 was recorded in 1971 by Albert Cameron. The lot is over 27,000 sq.ft. Doesn't meet lot size requirements. There was some discussion as to the placement of the leachbed resulting in the decision to carry out an on-site inspection. Mike Hammond made the motion that the Board make an on-site inspection. John Roberts seconded. Unanimously approved.

Carl Sellers: Property located on Map 5, Lot 33, Zoned R. The Board informed Mr. Sellers that originally they had not considered his five (5) buildings (four (4) with four (4) units and one (1) with two (2) units) as a subdivision. Land can be subdivided by being built upon and therefore the Board needs a linen from Mr. Sellers with his plans. A mylar and six copies would be needed. Mike Hammond made the motion to waive subdivision fees. John Roberts seconded. Unanimously approved. The Board asked Mr. Sellers to get these plans to them as soon as possible. The Board set a time frame for Mr. Sellers to get these maps to them before he gets his occupancy permit for the next phase of his project.

Subdivisions:

John Roberts made the motion that the Board send a letter to Mr. Van Foglio informing him that a subdivision can be a division of a building into three (3) or more units, lease or rental. Re: Page 4 of Land Subdivision Regulations. Mike Hammond seconded. Four (4) approved, one (1) abstained.

V1 Treasurers Report:

Mike Hammond reported a balance of \$560.00 in the checking account.

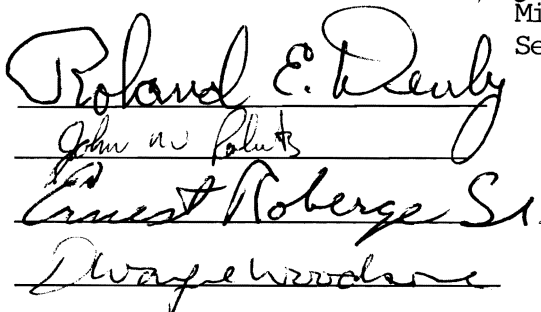
V11 Adjournment:

John Roberts made the motion to adjourn. Mike Hammond seconded. Unanimously approved. The meeting adjourned at 10:00 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for March 27, 1986's meeting:

8:00 p.m. Donald Knight
8:30 p.m. Loni Ake