

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m.

March 27, 1986

- I Rollcall: Larry Jacobsen, Dwayne Woodsome, John Roberts, Ernest Roberge and Roland Denby, Chairman. John Roberts and Ernest Roberge were empowered to vote.

Roland Denby reminded the Board of the Planning Board Workshop to be held at the Kennebunk Town Hall on March 31, 1986 from 7:00 - 9:00 p.m. and the Cornish Town Hall on April 1, 1986 from 7:00 - 9:00 p.m.

- II Minutes of the March 12, 1986 meeting were unanimously approved.

III Appointments:

8:00 p.m. Donald Knight
8:30 p.m. Loni Ake
8:45 p.m. Andrew Holmes - Holmes Subdivision
9:00 p.m. Rodney Chadbourne - New England Log Homes Subdivision
9:30 p.m. Paul Howe - Paul Howe Realty, Inc.

IV Communications:

1. Letter dated 3-4-86 from Smith & Elliott, P.A. Re: Rights-of-way. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

2. Letter dated 3-12-86 from Smith & Elliott, P.A. Re: Town v Proach. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

3. Letter dated 3-13-86 from Smith & Elliott, P.A. - Hazen O'Clair. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

4. Letter dated 3-14-86 from Smith & Elliott, P.A. Re: New England Log Homes of Maine Country Estates. Copies of this letter were given to Board members. The Board acknowledges receipt of this letter.

5. Applicant's notice of intent to file an application with the Saco River Corridor Commission - T.J. Cole. The Board acknowledges receipt of this notice.

6. Copy of Real Estate Update received and acknowledged by the Board.
7. Maine Enterprise Magazine received and acknowledged by the Board.
8. DEP communication regarding John & Anne Kustron's request to construct a beach area on their property on Webber Road. The Board acknowledges receipt of this.
9. Saco River Corridor Commission - Public Hearing Notice for March 26, 1986 at 8:15 p.m. at the Sacopee Valley High School. The Board acknowledges receipt of this.
10. Installation of Electric Service Form for Joseph M. and Diane R.A. Dempsey concerning a parcel of land located on Lot 3, Ossipee Woods, Chadbourne Mills Road, No. Waterboro. The Board acknowledges receipt of this form which will be completed and mailed.
11. Letter from Smith & Elliott, P.A. dated 3-25-86 regarding Earl Pennell property. The Board acknowledges receipt of this letter.

V Report of Officers and Committees:

John Roberts reported regarding Subdivision regulations and possible fee changes that he has more research to carry out.

VI New Business:

Donald Knight: Map 38, Lot 22, grandfathered Zoned AR Mr. Knight requests permission to build a two car garage with loft onto existing house off Webber Road. Dwayne Woodsome made the motion that the Board make an on site inspection. Larry Jacobsen seconded. Four (4) approved one (1) abstained. The on-site will be at 10:00 a.m. on April 5, 1986.

Loni Ake: Map 32, Lot 47, Zoned AR grandfathered Loni Ake requests permission to build a single family residence on Ham's Cove. The lot size is 12,100 sq. ft. Loni Ake presented the Board with a copy of deed, sales contract and minimum lot size waiver from Maine Department of Human Services. The Board stated that the lot should be surveyed. John Roberts made the motion that the Board make an on-site inspection. Ernest Roberge seconded. Four (4) approved, one (1) abstained. The on-site will be carried out at 9:00 a.m. on April 5, 1986.

Andrew Holmes: - Holmes Subdivision - Map 8, Lots 34 & 35, Zoned AR Mr. Holmes requests to file a subdivision and submitted a sketch plan. The Board is concerned about water running off the property and down Roberts Ridge hill once entranceways are constructed. Copy of deed given to Board. John Roberts made the motion that the Board make an on-site inspection. Ernest Roberge seconded. Four (4) approved, one (1) abstained. Dwayne Woodsome made the motion that the Road Commissioner and Road Review Committee member attend the on-site. John Roberts seconded. Four (4) approved, one (1) abstained. The on-site is scheduled for 8:00 a.m. on April 5, 1986.

Rodney Chadbourne: - New England Log Homes of Maine Country Estates Sub-division. The Board gave Mr. Chadbourne, Dan Dutcher, Attorney, Tom Caffyn and Gary Holcombe copies of letter received from Karen Lovell, Att. to read Re: Rights-of-way. Mr. Chadbourne stated that DEP permission was

not needed, and that a letter would be forthcoming to this effect. Mr. Chadbourne will send a copy of this letter to the Board. The Board told Mr. Chadbourne that the Camp Road must be made up to Town standards. Mr. Chadbourne stated that John Hanscom's heirs own improved portion of the 12' right-of-way, and that the Caffyn brothers are in the process of getting the rights to the right-of-way. The Board will keep an open mind on this proposition until they hear from DEP. Deeded access to a public road is needed. Mr. Chadbourne asked if the Board would accept the six (6) front lots coming out onto Webber Road using three (3) common driveways, leaving the back three (3) lots as one open lot. The Board will wait for a decision from DEP. Mr. Chadbourne was given an appointment for April 9, 1986 meeting.

Paul Howe:

Map 43, Lot 935, Zoned R

Mr. Howe requests to build a 24'x32' chalet style residence on 30,900 sq. ft. lot on Ridgeway Circle. Mr. Howe gave the Board a copy of the deed. The proposed residence meets setback requirements. Mr. Howe has approval from Saco River and a soil test has been done. Ernest Roberge made the motion to approve under Section 2.08, provided he meets all setback requirements. John Roberts seconded. Unanimously approved.

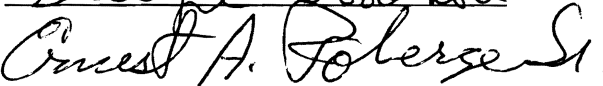
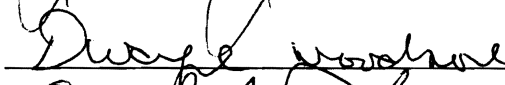
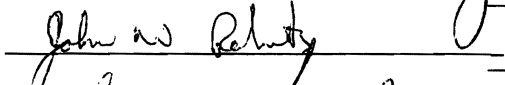
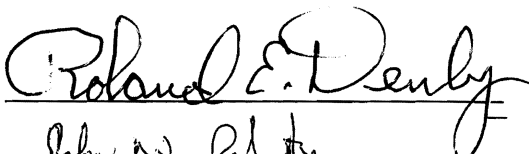
VII Adjournment:

The motion to adjourn was made at 10:45 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Agenda for April 9, 1986's meeting:

- 8:00 p.m. Gary Powers
- 8:15 p.m. Ernest Roberge
- 8:30 p.m. Hollis Lurvey
- 8:45 p.m. Rodney Chadbourne