

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

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

April 9, 1986

I Rollcall: Larry Jacobsen, Dwayne Woodsome, Douglas Foglio, John Roberts, Philip Woodward and Roland Denby, Chairman. John Roberts was empowered to vote.

II Minutes of the March 27, 1986 meeting were unanimously approved.

III Appointment:

8:00 p.m. Gary Powers  
8:15 p.m. Ernest Roberge  
8:30 p.m. Hollis Lurvey  
8:45 p.m. Rodney Chadbourne  
9:40 p.m. Doug & Loni Ake

IV Communications:

1. List of Officers and Officials for the Town of Waterboro. The Board acknowledges receipt of this list.
2. Letter from Venduro Foglio to Harmony Homes Corp. regarding a twenty foot drainage easement. The Board acknowledges receipt of this.
3. Letter from DEP - Rodney Chadbourne, Middle Branch Engineering - In conclusion neither Mr. Caffyn nor Mr. Goodrich need a Site Location of Development permit for their subdivisions. The Board acknowledges receipt of this letter.
4. Maine Association of Planners - Planners Bulletin - Vol. 4 #3. The Board acknowledges receipt of this bulletin.
5. Downtown Research & Development Center - Subscription offer. The Board acknowledges receipt of this.
6. S.M.R.P.C. Newsletter - March 1986. The Board acknowledges receipt of this newsletter.
7. DEP Approval of John & Anne Kustron's application to construct a Beach Access on their property with the following conditions. 1. The Standard Conditions of Approval. 2. No sand shall be added to the excavated area. 3. The area in the water from which rocks are to be removed shall not exceed 10 feet in width. 4. All disturbed soil areas shall be revegetated according to the standards of Department of Environmental Protection Regulation, Chapter 365. The Board acknowledges receipt of this approval.

8. National Main Street Center - Workshop registrations. The Board acknowledges receipt of this.

V

New Business:

Gary Powers: Map 20, Lot 18N, Zoned V grandfathered  
Mr. Powers requests permission to build a 24'x40' house on lot 18N, Saw Mill Acres. Larry Jacobsen made the motion to approve this request under Section 2.08 provided Mr. Powers allows a minimum 40' setback from the road to the front of the property. Douglas Foglio seconded. Unanimously approved.

Hollis Lurvey: Map 44, Lot A509, Zoned R  
Mr. Lurvey requests permission to build a garage on his property on New Dam Road. Mr. Lurvey stated that the garage would be set 70' back from the road. Dwayne Woodsome made the motion under Section 2.08, that the minimum front setback from New Dam Road should be 50' and the minimum sidelines 35' in from Otter Drive and 35' from adjacent lot lines. John Roberts seconded. Unanimously approved.

Ernest Roberge: Map 32, Lot 65, Zoned AR grandfathered  
Mr. Roberge requests permission to tear down old house and build a new one. Mr. Roberge said that the proposed road will come close to his house, so he wants to set the new house further back. John Roberts made the motion to approve under Sections 9.03, 2.08, and 3.03 with a setback of 75' from Rte. 5 and 35' from adjacent lot sidelines. Larry Jacobsen seconded. Unanimously approved.

Rodney Chadbourne: N.E. Log Homes of Me. Country Estates  
Mr. Chadbourne noted that he does not need a Site Review from DEP. A Preliminary Plan was given to Board. The back land on this plan is consolidated. The Linda McKelvey lot is shown on this plan. A deed giving right title and interest in and to a certain right-of-way on Camp Road, so called, situated in Waterboro to Thomas C. Caffyn and William Caffyn is in the mail to William A. and Helen M. Goodrich in Florida to be signed and notarized. Mr. Chadbourne said that Mr. Thompson's deed reads that his land is subject to any right-of-way. A copy of the deed being sent to Mr. Goodrich was given to the Board. Linda McKelvey's lot size is 81,629sq. ft. Mr. Chadbourne said that a 50' right-of-way will be made for access to the 4 acre consolidated back land. The greenbelt is 30'. Mr. Chadbourne said that there will be three dual driveways off Webber Road. The Board said that the driveways should have a limit of a maximum gravel width allowance of 15' each side of property line, also that no other egress than shown on plan to be allowed. Mr. Chadbourne suggests that the driveway first 50' shall be common. The Board stated that there is a Culvert Ordinance. An Entrance Permit is required, then the Road Commissioner makes an on-site inspection to determine whether or not a culvert is needed. Larry Jacobsen made the motion to approve Preliminary Plan with exceptions as recorded. John Roberts seconded. Unanimously approved. 1) Driveway entrances shall be common on Lots 1 & 2, Lots 3 & 4, & Lots 5 & 6. 2) Maximum gravel width shall not exceed 30' (thirty) and shall be one road within forty (40') of pavement on Webber Road. 3) Thirty (30') wide driveway easement fifty (50') back from right-of-way line. Right-of-way on Camp Road to be shown on an actual executed deed.

Mr. Chadbourne will make all revisions requested and draw the mylar, then bring in the Preliminary Plan with all the recommended conditions of approval and changes. File copy with changes on it and bring in the Final Plan. Mr. Chadbourne also said that site distance is no problem because the road is not hilly.

Loni & Doug Ake: Map 32, Lot 47, Zoned AR grandfathered. The Board reported that on-site inspection revealed a lot of pipes loosely in the ground. Mr. & Mrs. Ake went to Alfred and found that in 1980 the owner had purchased extra footage. The Board said that Survey stakes are need to identify the land. The DEP recommends installation of a 28'x8' chamber system. The Lot is 12,000 sq. ft. and the applicants have received a minimum lot size waiver from the Department of Human Services. The proposed residence will be 32'x28'. The Board stated that the sewage system cannot be closer than 125' to any Lake, therefore a waiver to 125' setback is needed. John Roberts made the motion to approve under Section 2.08 provided Mr. & Mrs. Ake abide by dimensions on map - 50' setback from water and 30' sidelines and to waiver the sewage restrictions under Article 7, Section 7.01, #8. Larry Jacobsen seconded. Unanimously approved.

VI Old Business:

Discussion ensued regarding the Earl Pennell property. Right, Title and Interest to a legal lot. John Roberts made the motion that we deny the application under Section 3.03 according to the letter dated March 6, 1986 from Smith & Elliott, Attorneys saying that he hasn't established his lot lines. The Board is unable to grant approval as Mr. Pennell has not been able to establish to the Boards satisfaction that he has a legal lot which conforms to the Zoning Ordinance of Waterboro. Reference also Section 2.08, Section 9.01 and Section 9.05. Larry Jacobsen seconded. Unanimously approved.

Decision on Donald Knight's request to erect a garage on Map 38, Lot 22, Zones AR grandfathered. The on-site revealed that garage will meet all sideline and setback restrictions. Dwayne Woodsome made the motion to approve under Section 3.03 with the restriction to allow absolutely no plumbing in the building. John Roberts seconded. Unanimously approved.

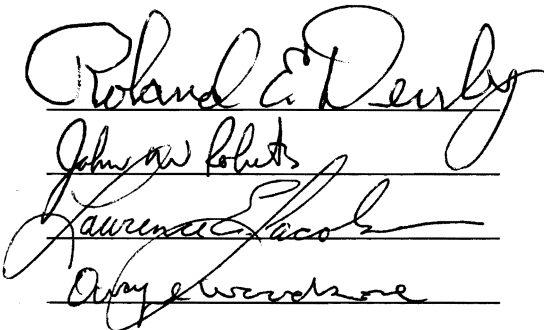
VII Adjournment:

The motion to adjourn was made at 10:40 p.m.

Respectfully submitted,



Michael L. Hammond  
Secretary/Treasurer



Agenda for April 24, 1986's meeting:

8:00 p.m. Richard McClintock  
8:15 p.m. Paul J. Demers  
8:30 p.m. Leland Scamman  
9:00 p.m. Percy & Jean Eugley Jr.  
9:15 p.m. William Gurrisi  
9:30 p.m. Robert Gobeil