

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m.

April 24, 1986

I Rollcall: Larry Jacobsen, John Roberts, Dwayne Woodsome, Philip Woodward, Douglas Foglio, Mike Hammond and Roland Denby, Chairman.

II Minutes of the April 9, 1986 meeting were accepted subject to the word maximum being changed to minimum.

III Nominations:

Secretary/Treasurer - Larry Jacobsen - unanimously approved.

Vice Chairman - Dwayne Woodsome - unanimously approved.

Chairman - Mike Hammond, Douglas Foglio - Mike Hammond declined this position - Douglas Foglio accepted and was unanimously approved.

IV Appointments:

8:00 p.m. Richard McClintock

8:15 p.m. Paul J. Demers

8:30 p.m. Leland Scamman

9:00 p.m. Percy Jr. & Jean Eugley

9:15 p.m. William Gurrisi

9:30 p.m. Robert Gobeil

V Communications:

1. Request from Amy Naylor-Davis for nominations for 1986 MAP Planning Awards dated 4-10-86. The Board acknowledges receipt of this letter.

2. A reservation form for a workshop at the Augusta Civic Center on April 29, 1986 re: Toxic Chemicals in the Air. The Board acknowledges receipt of this form.

3. Letter from Edward R. Thompson, dated April 23, 1986, an abutting property owner of the New England Log Homes of Maine Subdivision. The Board acknowledges receipt of this letter.

4. Letter from Mary Drinker dated April 21, 1986, an abutting property owner of the New England Log Homes of Maine Subdivision. The Board acknowledges receipt of this letter.

5. Copy of letter to Stephen Kasprzak from C.E.O. dated April 17, 1986. The Board acknowledges receipt of this letter.

6. Notice dated April 23, 1986 re: Swimming Pools. The Board acknowledges receipt of this note.

7. Copy of letter sent to Mass. Lions Regional Medical Center by C.E.O. dated April 24, 1986. Re: Trailer. The Board acknowledges receipt of this letter.

8. Notice of a S.M.R.P.C. Board of Appeals Workshop to be held Tuesday, May 13, 1986 at the Alfred Town Hall or Thursday, May 15, 1986 at the Cornish Town Hall, 7:30 p.m. and 7:00 p.m. respectively. The Board acknowledges receipt of this Notice.

9. Notice of a S.M.R.P.C. Panel Discussion on 'Managing Growth' at Wells High School Library on Tuesday April 29, 1986 at 7:30 p.m. The Board acknowledges receipt of this Notice.

10. Copy of letter sent to Mr. Wesley Leighton by C.E.O. regarding the re-naming of Birch Lane. The Board acknowledges receipt of this letter.

11. Letter from Middle Branch Engineering to Abutting Property Owners of the proposed development "New England Log Homes of Maine Country Estates" dated April 12, 1986. The Board acknowledges receipt of this letter.

12. Letter from Peck Laboratories, Inc., to Board of Selectmen re: report of analysis of water samples. The Board acknowledges receipt of this letter and report.

#### VI New Business:

Richard McClintock: Mr. McClintock requests permission to place foundation beneath his camp on double lot, Map 34, Lot 20, Zoned AR, his purpose being to winterize for year round use. A special permit will be needed for year round occupancy. Roland Denby made the motion that we approve putting the foundation under the camp, under Section 2.08, and that Mr. McClintock comply with conversion of seasonal dwellings, Title 30, Section 3223, paragraph 3 of the State Law and that he gets a Conversion Permit. Mike Hammond seconded. Unanimously approved. Mr. McClintock said that the fill will be trucked away and land will be graded and seeded.

Paul Demers: Mr. Demers requests permission to build a cape style, three bedroom, full basement residence, 28'x28'. Map 32, Lot 1a, Zones AR. Mr. Demers' original 32'x20' house burned. Mike Hammond made the motion to approve under Section 2.08 with the following conditions. 1. The building to go no closer than twenty (20) feet to property sidelines. 2. After the foundation is dug, the Code Enforcement Officer to inspect to make sure that all lot lines and dimensions are met. 3. Mr. Demers to have property lines clearly defined and flagged. 4. The front of the building to be no closer to the road than the rear of the old structure. Seconded by Roland Denby. Unanimously approved.

Leland Scamman: Mr. Scamman requests permission to replace wood posts with concrete and add a 6'x12' addition to his property on Map 32, Lot 19, Zoned AR. The Board asked Mr. Scamman if his property had been surveyed to establish his lot lines. Mr. Scamman replied that the people living either side of his property have had their properties surveyed. Existing camp is 24'x24', was build in 1969, and has a concrete partial foundation. Mike Hammond made the motion to have an on-site inspection on April 30, 1986 at 6:30 p.m. Roland Denby seconded. Unanimously approved.

Percy Jr. & Jean Eugley: Mr. & Mrs. Eugley request permission to build a garage on their property on Map 19, Lot 47, Zoned V. Mr. Eugley has 33' between property line and house. His proposed garage will be 28'x32'. Dwayne Woodsome made the motion to deny under Sections 3.03 and 9.01. Larry Jacobsen seconded. Vote was unanimous.

William Gurrisi: Mr. Gurrisi requests permission to build a chalet style home, 24'x32' on his property on Map 47, Lot 23, Zoned AR, grandfathered. Lot size is 27,000 sq. ft. Mr. Gurrisi handed copies of lot plans to Board, also copies of soil test. The Board requests that Mr. Gurrisi place markers to stake out his lot, and get registered Surveyor verification of lot lines. The Board will then schedule an on-site inspection before Mr. Gurrisi comes before Board again. Mr. Gurrisi said that he would have the land surveyed.

Robert Gobeil: Mr. Gobeil requests permission to build a garage on his property on Map 30, Lot 71u, Zoned AR. Following discussion as to lot line dimensions Roland Denby made the motion to have an on-site inspection. Mike Hammond seconded. Unanimously approved. The on-site was scheduled for April 30, at 7-7:15 p.m.

VII Old Business:

Mr. Rodney Chadbourne came before the Board regarding the proposed sub-division - New England Log Homes of Maine Country Estates. He stated that the deed re: Right-of-Way is in Florida awaiting the signing and return by the Goodrichs. It will be necessary to have this deed if the Board decides to hold a public hearing. Mr. Chadbourne stated that the Linda McKelvey lot is a lot of record. McKelvey will have a deeded right-of-way when deed is received from Mr. & Mrs. Goodrich. Larry Jacobsen made the motion that a Public Hearing be held on this subject. Mike Hammond seconded. A Rollcall vote was requested. Larry Jacobsen and Roland Denby were in favor. Mike Hammond and Dwayne Woodsome were opposed. Douglas Foglio voted to break the tie in favor of a Rollcall vote. Larry Jacobsen and Roland voted in favor of a Public Hearing and Mike Hammond and Dwayne Woodsome voted against. John Roberts was empowered to vote and cast his vote against holding a Public Hearing. Three (3) opposed, two (2) for. John Roberts made the motion that letters be sent to Mary Drinker and Edward Thompson and all other abutters informing them that this sub-division will be up for final approval on May 14, 1986. Larry Jacobsen seconded. Four (4) approved, one (1) abstained. Dwayne Woodsome made the motion to amend the motion to read, to post notices instead of sending letters. Mike Hammond seconded. Three(3) against, one (1) abstained and one (1) for.

Howard Anderson and Peter Harriman:

It is the Boards belief that under Section 2.05 and 12.02 the C.O.E. shall find these parties in violation under Section 3.03 and then as is prescribed under 2.05. He will take appropriate action and send these people to the Zoning Board of Appeals.

Mr. Venduro A. Foglio appeared before the Board for discussion on the following subjects:

1. Swimming Pool Ordinance - The Board stated that a hearing must be held in order to vote in permits for swimming pools.
2. Mr. Foglio asked the Board to instruct prospective buyers to clearly mark their lot lines and mark the corners of their property. Any lot less

than 40,000 sq. ft. (substandard lot) should have a copy of the survey brought before Board signed by a registered Surveyor. The Board said that this requirement should be on the 'Instruction for Applying for Building Permit' form. see Page 16 of Subdivision Regulations 9.1.2.

3. Peter Harriman and Howard Anderson both have a foundation on their properties that are too close to the lot lines. The Board stated that they need to go before the Zoning Board of Appeals for a variance - Section 2.05.

4. Northwood Village - No. Waterboro - Harmony Homes - Stanley Harmon has not met subdivision requirements regarding the drainage easement.

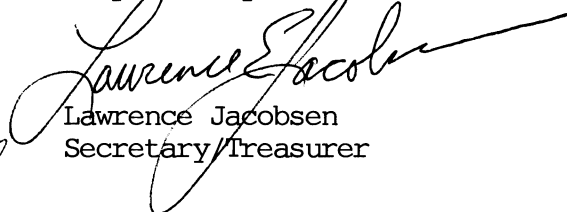
Appointments to the Planning Board:

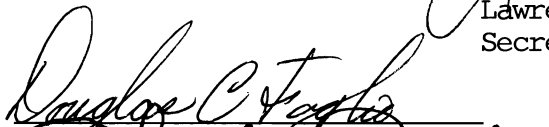
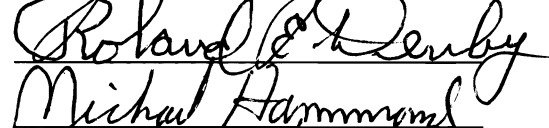
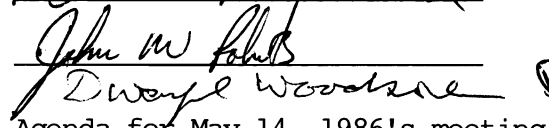
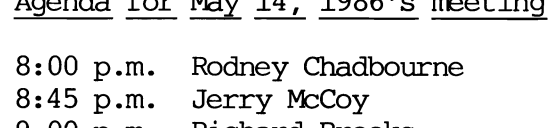
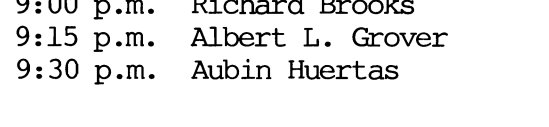
Larry Jacobsen re-appointed to 1991  
Douglas Foglio appointed to 1989  
Philip Woodward appointed to 1987 alt.  
John Roberts re-appointed to 1987 alt.

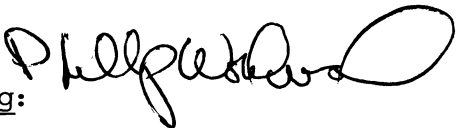
VIII Adjournment:

The motion to adjourn was made at 12:00 p.m.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer



Agenda for May 14, 1986's meeting:

- 8:00 p.m. Rodney Chadbourne
- 8:45 p.m. Jerry McCoy
- 9:00 p.m. Richard Brooks
- 9:15 p.m. Albert L. Grover
- 9:30 p.m. Aubin Huertas