

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

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

May 22, 1986

- I Rollcall: Larry Jacobsen, John Roberts Alt., Roland Denby, Mike Hammond, Dwayne Woodsome and Douglas Foglio Chairman. John Roberts empowered to vote.
- II Minutes of the May 14, 1986 meeting were unanimously approved.
- III Report from Board regarding N.E. Log Homes of Maine - appointment with Attorney Karen Lovell. The six front lots could be approved with Lot #7 appearing on plan, but not as part of the subdivision. Lot #7, owned by Linda McKelvey has access to Webber Road by Goodrich deeded right to use right-of-way. The Board does not believe that Mr. Goodrich created an illegal subdivision. Mr. Thompson bought abutting land. The width of road is a civil matter between the Courts and the land owners. The Board stated that the right, title and interest to property should be the first question asked of a proposer of a subdivision.

A letter will be sent to Mr. Wayne Collupy, 9a, Deacons Folly Road, Harwich, Ma. 02645, to inform him that Lot 35A on Map 11 is a non-buildable lot, created in April, 1979. Lot size 1.69 acres. Zoned AR.

IV Appointments:

8:00 p.m. Rodney Chadbourne - N.E. Log Homes of Maine - Final Plan
8:15 p.m. Wayne Collupy - Cancelled
8:30 p.m. Charles W. Binette
8:45 p.m. Robert & Dolores Russell - Cancelled
9:00 p.m. Percy & Jean Eugley
9:30 p.m. Thomas Searles

V Communications:

1. Maine Association of Planners - 1986 Annual Meeting - June 20, 1986. Copy of this letter and Agenda/Registration Form sent to all members.
2. Notice of Public Hearing to be held on June 10, 1986 - Earl Pennell. The Board acknowledges receipt of this notice.
3. Notice of Decision from Board of Appeals re: Peter Harriman, Map43, Lot 784 and Map 44, Lot A 460 to grant a 15% variance. The Board acknowledges receipt of these decisions.
4. Invitation to Open House at Applewood on Friday May 30, 1986 from 4:00 p.m - 6:00 p.m. The Board acknowledges this invitation.
5. Copy of letter from Daughan Kimmel & Lenkowski Attorneys to Mr. Edward Thompson dated May 20, 1986. The Board acknowledges receipt of this letter.

VI New Business:

Rodney Chadbourne - New England Log Homes of Maine Country Estates:

New England Log Homes, cont'd.

Mr. Chadbourne said that the irons are 25' from the center of camp road. There are three added notations on the Final Plan. 1. Deletion McKelvey lot. 2. Deletion Note 11. 3. Approval block lots 1,2,3,4,5,& 6, approved by Planning Board.

The Board asked if the Caffyns have right, title or interest in Linda McKelvey's lot and Mr. Chadbourne said that they do not. Roland Denby made the motion that the Board approve Final Plan of New England Log Homes of Maine Country Estates. John Roberts seconded. Four (4) approved, one (1) opposed.

Charles W. Binette: Map 41, Lot 29, Zoned AR, Ossipee Lake. Mr. Binette requests permission to raise his cottage 4' and put in a full foundation, also to build a 10'x28' extension. The Board stated that a Conversion Permit would be needed for year round use. Mr. Binette said that the fill would be hauled off. Dwayne Woodsome made the motion to approve under Sections 9.01 & 9.03, allowing Mr. Binette to raise roof to build on a second story, and put under a new foundation, also that an approved septic system be installed and the necessary Conversion Permit be obtained for year round use. Roland Denby seconded. Unanimously approved.

Percy & Jean Eugley: Map 19, Lot 47, Zoned V. Mr. & Mrs. Eugley have added 10'x100' of land on back of their property. The Board noted that rear, sideline and setback requirements can now be met. The Board cautioned the Eugley's, that boundary lines must be carefully adhered to. Dwayne Woodsome made the motion to approve under Section 3.03. Mike Hammond seconded. Unanimously approved.

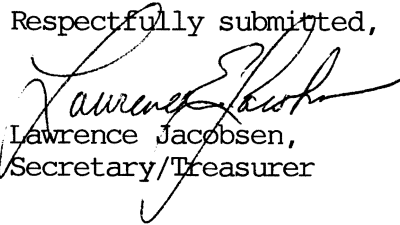
Thomas Searles: Mr. Searles requests permission to build a studio apartment on top floor of barn/garage, on property on Map 36, Lot 30, Zoned AR. Mr. Searles bought lot 3 years ago as one piece - listed as a double lot. Approx. 16,500 sq. ft. This is an incomplete application, so was referred to C.E.O. to make a proper application.

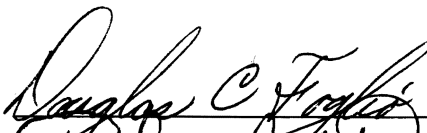
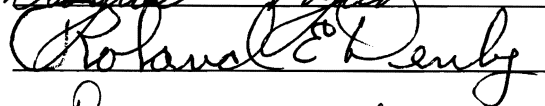
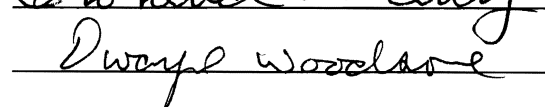
VII

Adjournment:

The motion to adjourn was made at 10:00 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

Agenda for June 11, 1986's meeting:

8:00 p.m. Dwayne Buck - Waterboro Fire Department
8:30 p.m. Robert & Dolores Russell
8:45 p.m. Earl Pennell - Cancelled
8:45 p.m. Dorothy Dugas
9:15 p.m. Richard Stubbs