

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:45 p.m.

June 11, 1986

- I Rollcall: Larry Jacobsen, Roland Denby, Dwayne Woodsome and Doug Foglio, Chairman.
- II Minutes of the May 22, 1986 meeting were accepted and unanimously approved.
- III Appointments:
- 8:00 p.m. Waterboro Fire Dept.
  - 8:30 p.m. Robert & Dolores Russell - Cancelled
  - 8:45 p.m. Earl Pennell - Cancelled
  - 8:45 p.m. Dorothy Dugas
  - 9:15 p.m. Richard Stubbs - Did not show
  - Walk-in Ron Walton
  - Walk-in Roger Soucy
- IV Report of Officers and Committees:
- The Treasurer reported a balance of \$635.72 in the checking account. Roland Denby made the motion to accept this report as read. Dwayne Woodsome seconded. Unanimously approved.
- V Communications:
1. Letter from Maine Coast Heritage Trust, asking the Board if they wish to continue receiving Coastal Notes. Roland Denby made the motion to give \$10.00 to Maine Coast Heritage Trust. Larry Jacobsen seconded. Unanimously approved. The Treasurer was authorized to make this contribution.
  2. Letter from Maine State Housing Authority regarding a Conference at Bowdoin College, Brunswick on June 16-17 - subject 'Affordable Housing in Maine'. The Board acknowledges receipt of this letter.
  3. Letter from Smith & Elliott, Attys. re: Caffyn Subdivision-New England Log Homes-May 27, 1986. A copy of this letter will be mailed to all Board members.
  4. Letter from Smith & Elliott, May 22, 1986-this is a copy of letter sent to Earl Pennell. The Board acknowledges receipt of this letter.
  5. Copy of letter from Robert Fay, Selectman to Stanley Banas. Dept. of Agriculture asking him to make sure that State Law is being complied with regarding possible animal butchering in South Waterboro. The Board acknowledges receipt of this letter.
  6. S.M.R.P.C. Newsletter regarding Annual Meeting on June 11, 1986 at 7:30 p.m., York County Court House, Alfred. The Board acknowledges receipt of this.

New Business:Waterboro Fire Department:

Three members of the Fire Department appeared before the Board to discuss the Town's future growth. They asked if the Town has a projected growth plan. The Board stated that there are no basic changes in the Village area and that no new villages are planned. There have been four subdivisions approved in the past 18 months. The Board further stated that Ross Corner had been pinpointed as an extensive growth area. The Board will encourage village growth according to Zoning Ordinance.

The Fire Department representatives asked about zoning. The Board gave a Zoning Ordinance Regulations book to them to read.

The F.D. Reps. asked what area in Waterboro should be served by extra manpower should a fire occur. The Board replied that building density should be the criteria. The Town does not have an Industrial area. Applewood our Elderly Housing area would be apt to require more ambulance calls. Cottages on lakefront are high density areas. It was suggested that the map should be color coded in the areas that have limited accessibility. Other high density areas mentioned were Lakeview, Lake Arrowhead, Ossipee Lake and the Trailer Park in No. Waterboro.

Q. Is there a height ordinance? A. Yes, on page 9 of the Zoning Ordinance Subsection 3.04.01 General, para 2 states that no principal or accessory structure may exceed thirty-five(35) feet in height.

Q. What is the Winter and Summer population of Waterboro, and what is the area of Waterboro? A. Approx. 4,000 residents and 1,995 non-residents. Waterboro is 29,928 acres with 3,563 covered by water.

Dorothy Dugas: Mrs. Dugas requests permission to put a cellar under existing cottage on property located on Map38, Lot 28, Zoned AR. The Board scheduled an on-site inspection for Friday afternoon, June 13, with two members and the C.E.O. attending. If Mrs. Dugas wishes to use her cottage year round the Board stated that she might have to put in a new sewage system to bring it up to acceptable standard. The Board said also that if Mrs. Dugas wants to put rooms in the new cellar she will have to specify this when she applies for the cellar permit.

Roger J. Soucy: Mr. Soucy requests permission to build a single story two car garage on his property on Map 40, Lot 6, Zoned AR, grandfathered. His lot size is approx. 53,750 sq. ft. The Board noted that sidelines can be met. Roland Denby made the motion to approve the building of a single story, two car garage under section 2.08. Dwayne Woodsome seconded. Unanimously approved.

William Gurrisi: On-site by the Board of Mr. Gurrisi's property located on Map 47, Lot 23, Zoned AR, Grandfathered, led to the conclusion by the Board that a 24'x32' house with 8' porch could be erected. Mr. Gurrisi has been asked by letter to stake out the corners of the proposed building. The Board will then send a committee to inspect. Mr. Gurrisi can then obtain a permit. Dwayne Woodsome made the motion what we accept this application under Section 2.08., with minimum rear setback 45', minimum side setback of 20', minimum from deck to wet area 50', and the condition that soil stabilization must take place to any disturbed areas during construction. All disturbed areas to be re-loamed and re-seeded, and secured from draining into Lake or stream. Roland Denby seconded. Unanimously approved.

Richard Stubbs: Mr. Stubbs wishes to place a 12'x60' mobile home on property located on Map 14, Lot 40D. Lot size approx. 1.38 acres. The Board noted that this has been a lot of record since before the Zoning Ordinance. This property was sold to Henry Rhodes on November 15, 1971. Larry Jacobsen made the motion that we send this application to Lawyer for a proper decision due to the status of the subdivision. (Starrett Pierce) Roland Denby seconded. Unanimously approved. A letter will be mailed to Mr. Stubbs telling him of the Boards decision to refer this matter to the Lawyer.

Ron Walton: (Walton's Furniture) Mr. Walton applied to the Board for permission to sell mattresses and furniture at property located on corner of Rte. 202 and Goodwins Mills Road. Map 19, Lot 24, Zoned V, grandfathered. Larry Jacobsen made the motion that we issue Conditional Use Permit subject to the following conditions under Sections 3.04.02 B7 and 9.01. Dwayne Woodsome seconded. Unanimously approved.

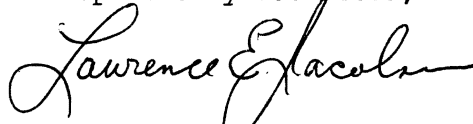
1. No delivery truck parking in front of building.
2. Vehicles to be parked on Rte 202 and Goodwins Mills Road.
3. This Conditional Use Permit is valid for twelve months only, and is subject to review at any time parking or traffic problems occur at corner of Rte. 202 and Goodwins Mills Road, and subject to provisions of Section 9.06.
4. State Plumbing Code sanitary requirements must be met.
5. Six signs "Parking for Store Only" to be in place before store opens.

VII

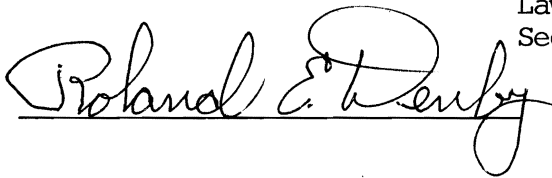
Adjournment:

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

Respectfully submitted,



Lawrence Jacobsen,  
Secretary/Treasurer



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Agenda for June 26, 1986's meeting:

- 8:00 p.m. Mohammed & Khan Halal (Meat Market Co. Inc.,)  
8:45 p.m. Mildred G. Portelance  
9:15 p.m. Donald C. & Rosella Shepherd  
9:30 p.m. Gary Holcombe