



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order 7:15 p.m.

June 26, 1986

I Rollcall: Mike Hammond, Roland Denby, Larry Jacobsen, Philip Woodward, alt., Dwayne Woodsome and Doug Foglio, Chairman.

II Minutes of the June 11, 1986 meeting were accepted and unanimously approved.

III Appointments:

8:00 p.m. Mohammed & Khan Halal ( Meat Market Co. Inc., )

8:45 p.m. Mildred Portelance

9:15 p.m. Donald & Rosella Shepherd

9:30 p.m. Gary Holcombe

Walk-in Lawrence T. O'Keefe & Bernard Dube

IV Communications:

1. Notice of Public Hearing - July 8 1986 - James Toothaker.
2. Notice of Public Hearing - July 8 1986 - Aubin Huertas.
3. Notice of Decision - June 10, 1986 - David R. Greateon - granted 15% variance.
4. Notice of Decision - June 10, 1986 - Maurice St Peter - denied variance.
5. Notice of Decision - June 20, 1986 - Earl Pennell - denied variance.
6. Letter from Smith & Elliott, Attys, recommending single lot subdivision for Richard Stubbs ( Starret Pierce prop. ) The Board acknowledges receipt of this.
7. Letter from George R. Toothaker Atty., with application for appeal to Zoning Board of Appeals. The Board acknowledges receipt of this letter.
8. Applicant's Notice of Intent to File with the Saco River Corridor Commission - Eugene Tewksbury. The Board acknowledges receipt of this.
9. DEP application from Roger & Linda Sherman, prop. in Lake Arrowhead - to build stairs and small deck. The Board acknowledges receipt of this.
10. Maine Association of Planners Membership Directory and President's Report. The Board acknowledges receipt of these.
11. Copies of Survey plan and soils test from Tom Dupuis. The Board acknowledges receipt of this.
12. Maine State Housing Authority re: Conference June 16&17 at Blaine House. The Board acknowledges receipt of this.

V Report on on-site - Dorothy Dugas:

Mrs. Dugas requests permission to extend the porch on her property located on Map 38, Lot 28, Zoned AR, raise camp and put four bedrooms in cellar. The property would be used year round. The Board reported that the septic system must be replaced. The Code Enforcement Officer will need to go before the Town fathers for an easement to extend Mrs. Dugas' septic system on Town property due to the fact that her property abuts Town property. The Board stated that upon reviewing this request and before

the Board can make any decision on this matter, she must prove to the Board that she has acceptable conditions to have a septic system installed. Mrs. Dugas needs a Form H200 completed by a State Soil Evaluator.

VI New Business:

Mohammed & Khan Halal (Meat Market Co. Inc.,): Map 19, Lot Zoned V & AR  
Tony Andreottola Sr. and Tony Andreottola Jr. appeared before the Board representing the Meat Market Co. The Board asked them what exactly does the applicant wish to do regarding the proposed slaughterhouse. Mr. Andreottola said that this would be a U.S.D.A. regulated slaughterhouse remodelled to U.S.D.A. specifications. Some 30 sheep would be killed each week, and some wholesale meats would be sent to Boston. The Board noted that part of the building is in the Village zone and that slaughterhouses are not permitted in this zone. The Board further stated that legal questions need to be addressed. Town Council could not be present at this meeting because of a conflict of interest. The Board said that State and Federal criteria must be met. The building must be Federally inspected and must meet standards. Mr. Andreottola said that the building will probably have to be completely remodelled and that this project would not be a huge operation. He also said that 99% of the chemicals have been removed. Analysis is still going on as to what other chemicals are present. There will not be any chemicals used in relation to the slaughterhouse, said Mr. Andreottola as everything would be refrigerated or frozen. Water and soap only, would be used to clean the building, also animal by-products would be removed almost every day. There would be a few small holding pens, but there would not be much livestock storage. The animals would be slaughtered almost immediately. The Board said that they had hoped Mr. Halal would bring in a license and other papers relating to the slaughterhouse. The Board asked if there was a blueprint available. Mr. Andreottola replied, "Not yet". The Board said that a Public Hearing must be held, and a survey may be required.

Gary Holcombe: Map 11, Lot 16 B

Mr. Holcombe requests permission to live in undersized, self-contained, mobile home for 30 days while building house. Roland Denby made the motion to give approval of this request for a 30 day permit under Section 2.07. Dwayne Woodsome seconded. Unanimously approved.

Mildred Portelance:

Mrs. Portelance requests permission to build a small back entry 5'x8' on her property on Map 28, Lot 45, Zoned V and shoreland. Mike Hammond made the motion to approve under Section 3.03. Roland Denby seconded. Unanimously approved.

Donald & Rosella Shepherd: Map 2, Lots 6-8, Zoned AR

Mr. & Mrs. Shepherd appeared before the Board for information as to whether it is necessary to file for subdivision in order to sell a further parcel of their land. The Board told them to see their lawyer for clarification of the status of their property to see if it is in violation of subdivision regulations, and have them contact the Board with the lawyer's recommendation, which can then be reviewed by the Town Council.

New Business - Cont'd:

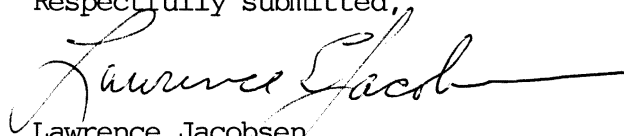
Lawrence T. O'Keefe & Bernard Dube:


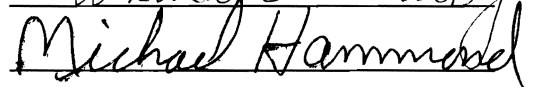
Mr. Dube wanted an installation of electric service form signed in order that he might have a meter installed at his apartment over his garage located on Map 39, Lot 2. The Board took no action at this time.

VII Adjournment:

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

Respectfully submitted,

  
Lawrence Jacobsen,  
Secretary/Treasurer

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Agenda for July 9, 1986's meeting:

- 8:00 p.m. Brian K. Dube
- 8:30 p.m. Roger Petrin
- 9:00 p.m. Bernadine Gerry
- 9:30 p.m. Timothy & Kelley Robinson
- Walk - in Albert W. Welz, Jr.

Agenda for July 24, 1986's meeting:

- 8:00 p.m. Roger Wilson
- 8:15 p.m. Richard Charland
- 8:45 p.m. John S. Brock
- 9:15 p.m. Zoel Labrie