



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 8:15 p.m.

July 9, 1986

I Rollcall: Roland Denby, Mike Hammond, Larry Jacobsen and John Roberts Alt.
John Roberts was empowered to vote.

II Minutes of the June 26, 1986 meeting were unanimously approved.

III Appointments:

8:00 p.m. Brian K. Dube
8:30 p.m. Roger Petrin - Cancelled - Stuart Gannett given this time slot.
9:00 p.m. Bernadine Gerry and Rodney Chadbourne
9:30 p.m. Timothy and Kelley Robinson
Walk -in Albert Welz

IV Communications:

1. Maine Association of Planners Bulletin Vol. 4, #4. The Board acknowledges receipt of this bulletin.
2. Additional pages of Membership Directory. The Board acknowledges receipt of these.
3. Letter from Selectman Robert Fay regarding Southern Maine Finishing. The Board acknowledges receipt of this letter.
4. Application to the Maine Department of Environmental Protection for Bioash Utilization - James O. Hamilton, from S.D. Warren Company of Westbrook. The Board acknowledges receipt of this application notification. Raymond Dyer of the Hazardous Waste Committee has been notified of this by the Selectmen's Office.
5. Notice of Decision re: Aubin Huertas. Permission was given to change lot lines.
6. Notice of Decision re: James Toothaker. Permission was given for retaining wall. The Board acknowledges receipt of these decisions.
7. A booklet entitled 'U.S. Inspected Meat and Poultry Packing Plants' was received from the U.S. Government Printing Office.

V Old Business:

With regard to the proposed slaughterhouse. All information relating to this subject is in the hands of F. Paul Frinsko and John M.R. Paterson Attorneys-at-Law with the firm of Bernstein, Shur, Sawyer & Nelson in Portland.

VI New Business:

Brian Dube: Map 5, Lot 39, Zoned AR, grandfathered - 1 acre

Mr. Dube requests permission to convert two car garage into an auto body repair shop on a full time basis. The Board asked Mr. Dube if he had neighbors on Jellerson Road, and if so, were they aware of his intention to operate a repair shop. Mr. Dube replied that his neighbors were aware of his intentions and that he would be working on minor repairs involving painting and sheet metal work. He said that there was room for parking on his property, and that he would not be repairing wrecks or selling. He would be repairing damaged cars for their owners. The Board asked how Mr. Dube would dispose of leftover paint etc. Mr. Dube said that there would not be much leftover paint to dispose. Mike Hammond made the motion that we approve under Section 2.08, 4.01 and 7.03. John Roberts seconded. Unanimously approved.

Stuart Gannett, Jr.: Map 8, Lot 1, Zoned V

Mr. Gannett requested permission to extend foundation 2½' on parking lot side and 2½' on back. Parts of the foundation have cracked and crumbled due to the fire and were not re-usable. Mr. Gannett said that the re-establishment of business is intended. The treatment plant is on phase one, phase two has not been started. The Board said that the use of the building must be controlled. Mr. Gannett said that he has jurisdiction to build as he did before, and that new drains - 2'x8' troughs - will be installed with new building. At this point Mr. Denby read Section 9.03 of the Zoning Ordinance aloud. Re: Replacement and Maintenance. The Board asked for a blueprint or sketch plan of the new building and proposed alteration, and asked what was Mr. Gannett's proposed use of the building. Mr. Gannett couldn't specify at this point. John Roberts made the motion that we approve under Section 9.03, provided Mr. Gannett takes a copy of blueprint and shows proposed expansion as a replacement and allow expansion to increase safety, under Section 3.04.03, #10 due to fire damage to foundation. Roland Denby seconded. Unanimously approved.

Bernadine Gerry:

Mrs. Gerry and Rodney Chadbourne of Middlebranch Engineering appeared before the Board with sketch plan of a proposed subdivision on the West Road near Ross Corner. Mrs. Gerry is personal representative of property owners. There are four proposed lots of 1) 6 acres, 2) 1.5 acres, 3) 7.6 acres and 4) 4 acres in a total area of 19 ± acres. Mr. Chadbourne asked if the Board would consider Lot 2 to have adequate frontage on pond and use of right of way as access. Lots 1,3 and 4 have minimum 150' frontage on West Road. Lot 2 will have a minimum of 80,000 sq. ft. including part of the road. The Board noted that on page 62 of the Zoning Ordinance, Frontage definition specifies lake frontage as acceptable. The Board agreed to have an on-site inspection on Friday July 11, 1986, at 1:30 p.m. Roland Denby and John Roberts will attend this on-site.

Timothy & Kelley Robinson : Map 11, Lot 69, Zoned AR, grandfathered.

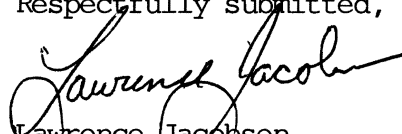
Mr. & Mrs. Robinson request permission to put a temporary 14'x70' mobile home on Waterboro side of property. Due to the Town of Hollis moratorium, they cannot obtain a building permit until March 1987. Mr. & Mrs. Robinson have a permit for septic system installation from Hollis and have had a soils test done. The Board informed them that 90 days is the maximum that can be allowed for a temporary structure. John Roberts made the motion that we send all information to Attorney for clarification. Mike Hammond seconded. Unanimously approved.

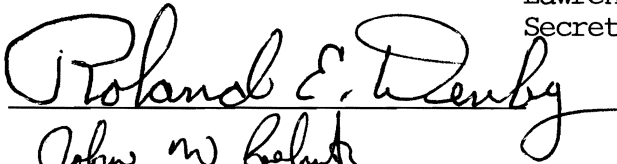
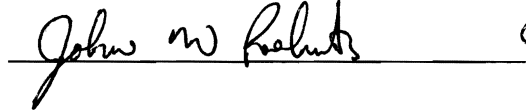
Albert Welz: Map 29, Lot 29 Zoned AR East Shore Road
Mr. Welz requests permission to add shower off master bedroom within existing structure and raise roof for storage also to reduce snow load. A site plan and photographs were shown to the Board. John Roberts made the motion that we approve Mr. Welz' request to raise roof under Section 3.03, as long as he does not go over the 35' maximum building height, or increase outside dimensions. Mike Hammond seconded. Unanimously approved.

VII Adjournment:

The motion to adjourn was made at 11:00 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer.

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
- 9:30 p.m. Roger Petrin