

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

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

July 24, 1986

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

II Minutes of the July 9, 1986 meeting were accepted as read.

III Appointments:

8:00 p.m. Roger Wilson

8:15 p.m. Richard A. Charland

8:45 p.m. John S. Brock

9:15 p.m. Zoel & Georgette Labrie

9:30 p.m. Roger Petrin - Cancelled - Ernest Roberge took this appt.

Walk-in Frank Newell

Walk-in Linda McPherson

IV Communications:

1. Letter from Bourque & Clegg, Attys. to Bruce Kimball re: Earl Pennell right-of-way. The Board acknowledges receipt of this letter.
2. Letter from Middle Branch Engineering to Richard Hull III re: John Hamel. The Board acknowledges receipt of this letter.
3. Letter from Smith & Elliott, Attys. re: Timothy and Kelley Robinson. The Board acknowledges receipt of this letter.
4. Order Form from Planners Bookstore. The Board acknowledges receipt of this.
5. Letter from Daniel A. Mullen requesting information on roads in Albert J. Cameron subdivision, lots 9B -13B. The Board acknowledges receipt of this request.
6. Notice of Public Hearing on August 5, 1986 at 7:30 p.m. requested by Wayne Collupy. The Board acknowledges receipt of this.

V New Business:

Roger Wilson:

Mr. Wilson requests permission to build a small two car garage on his property located on Map 1, Lot 13, Zoned V. grandfathered. His property abuts a scarcely used old road. Mr. Wilson said that he could not attach garage to his house because of septic tank, and that the garage will not interfere with leachfield. His front setback will be 50' and he will build 20' from sidelines. Roland Denby made the motion that as Mr. Wilson can meet sideline requirements we approve under Section 2.08, provided he stays 20' from stone wall and provides detailed sketch to C.E.O. showing location of septic tank and leachfield before the permit is issued. John Roberts seconded. Unanimously approved.

Richard A. Charland:

Mr. Charland appeared before the Board to see if he needs to file a one lot subdivision in order to build a house on property located on Map 4, Lot 15, Zoned R. The Board told Mr. Charland that he has to obtain a purchase and sales agreement and to check with assessors to see if the lots are contiguous. A Title Search must be made to prove that Mr. Charland does not need to file for a subdivision. The Board will check into Town records to see what parcels have been sold by the Leightons.

John S. Brock:

Map 4, Lot 12B, Ossipee Hill Road, Zoned AR.

Mr. Brock wishes to divide lot 12B into two 9 acre lots, which would need 150' frontage on public road. The frontage on lot 12B is divided by lot 12C, leaving 120' and 200±' for frontage. The Board stated that as long as Mr. Brock makes a 50' right-of-way that is 150' long, and is legally recorded, on the lot that has 120' frontage on Ossipee Hill Road, he will have a lot that meets frontage requirements.

Zoel & Georgette Labrie: Map 28, Lot 48, Zoned AR

Mr. Labrie gave Board sketch of property. He would like to build a carport attached to existing house and add a wood shed and addition. The lot is an undersized lot, and these additions would be within two to four feet of the lot lines. John Roberts made the motion that this be denied under Section 3.03. Mike Hammond seconded. Unanimously approved.

Ernest Roberge: Map 14, Lot 40D, Zoned AR. grandfathered. Mr. Roberge came before the Board to file for a one lot subdivision. This lot was deeded to Henry and Dorothy Rhodes by Starrett Pierce in 1972. A soils test has been done and the land has been surveyed by Mr. Tewkesbury. The Board told Mr. Roberge that a Preliminary Plan must be submitted as required by Land Sub-division Regulations - page 7, and that he will have to go before D.E.P.

Frank Newell: Map 45, Lot 1373, Zoned R. grandfathered. Mr. Newell wishes to build a year round camp, cape style, on lot 1373. Saco River approval with on-site read by Board. Soil test was carried out on April 29, 1986. Mr. Newell has septic system approval. This is an undersized lot and there may be a problem with the garage being too close to the leachbed. Mr. Newell said that gravel fill will be used. Mike Hammond made the motion that we have an on-site inspection. Mr. Newell to attend on-site and present the Board with a complete floor plan with all dimensions drawn to scale. Time to be set later with the Building Inspector, who will also attend on-site. Approval is given under Section 2.08, subject to on-site inspection with stipulation that Saco River Corridor Commission Application #15-115 be complied with and subject to a legal septic system. John Roberts seconded. Unanimously approved.

Linda McPherson: Map 11, Lot 23C, Zoned AR. Linda McPherson requests permission to put a trailer temporarily on property for 30 days while house being built. Mike Hammond made the motion to approve this request under Section 2.07. John Roberts seconded. Unanimously approved.

VI Old Business:

Timothy & Kelley Robinson: The Robinsons requested permission to place mobile home temporarily on their property on Map 11, Lot 69, for one year on a non-permanent foundation. Roland Denby made the motion that we accept recommendation of Town Attorneys and grant permission to the Robinsons under Section 4.03 to put mobile home on property for a period not to exceed 12 months. Mobile home must be removed when they receive Occupancy Permit. The trailer to be set on gravel pad. Mike Hammond seconded. Unanimously approved.

Old Business - cont'd.

Roland Denby made the motion that the Board give Larry Jacobsen permission to write a check for an amount sufficient to buy two BOCA building code manuals to John Roberts. Mike Hammond seconded. Unanimously approved.

Bernard Dube:

Mr. Dube wants to have electric hook-up installed in apartment. The original permit was given for hardship of a family member and not as rental income. Unit, therefore, should not be rented. Larry Jacobsen made the motion to deny under Section 3.03. John Roberts seconded. Unanimously approved.

On-site report - Bernadine Gerry:

The Board reported that road should be made a right-of-way 50' and deeded right should be given to all abutters. A deeded easement should be given to Town of Waterboro for a turnaround. 100'x75' easement to Town for total road - trees should be cut. A 30' right-of-way accross lot #2.

Roland Denby reported that he has delivered to selectman Bab Fay a recorded copy of New England Log Homes of Maine Country Homes, Final Plan.

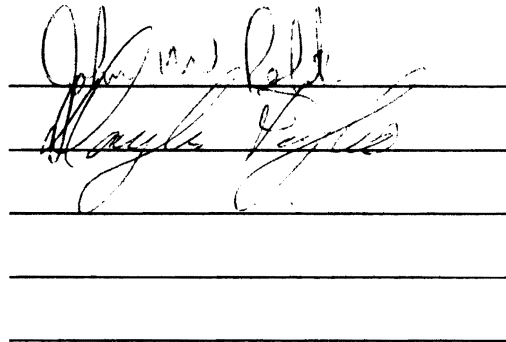
VII

Adjournment:

The motion to adjourn was made at 11:35 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer.



Handwritten signatures of Lawrence Jacobsen and Bab Fay over horizontal lines.

Agenda for August 13, 1986's meeting:

- 8:00 p.m. Paul L'Heureux
- 8:15 p.m. James F. Oliver
- 8:30 p.m. Carl H. Albers
- 9:00 p.m. Roger Petrin
- 9:30 p.m. Dick Elmore - Stukas Realty