

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

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

August 13, 1986

I Rollcall: Larry Jacobsen, Roland Denby, John Roberts, alt, and Dwayne Woodsome. John Roberts was empowered to vote.

II Roland Denby made the motion that the July 24, 1986 minutes be tabled until the next meeting. John Roberts seconded. Unanimously approved.

III Appointments:

8:00 p.m. Paul L'Heureux
8:15 p.m. James F. Oliver
8:30 p.m. Carl H. Albers cancelled
9:00 p.m. Roger & Priscilla Petrin
9:30 p.m. Richard Elmore - Stukas Realty
Walk-in Ronald Mercier
Walk-in Clinton Presby

IV Communications:

1. Letter from William and Jean Gurrisi notifying the Board that Lot 23 has been staked out as requested. The Board acknowledges receipt of this letter.
2. Notice of Decision re: Wayne Collupy - variance was granted. The Board acknowledges receipt of this.
3. Maine Enterprise Magazine. The Board acknowledges receipt of this.
4. Letter from C.E.O. to Donald Tardie re: travel trailer. The Board acknowledges receipt of this letter.
5. Plan of house to be built on Frank Newell's property on Map 45, Lot 1373. The Board acknowledges receipt of this plan.
6. Letter to B.O. & C.A. Administrators International, Inc., ordering two loose leaf BOCA Basic National Building Code manuals with 1986 supplements. The Board acknowledges receipt of this letter.
7. Notice of applicant's intent to file an application with Saco River Corridor Commission - John Sanfason. The Board acknowledges receipt of this.
8. Letter from Asst. C.E.O. to Paul and Yolanda Greatrix regarding complaint about tents on their property. The Board acknowledges receipt of this letter.
9. Maine Assn. of Planners bulletin, Vol 4, #5. The Board acknowledges receipt of this bulletin.
10. Notice of Public Hearing on a variance as requested by Zoel Labrie, on August 19, 1986 at 7:30 p.m. The Board acknowledges receipt of this.

New Business:Paul L'Heureux:

Map 38, Lot 2A Zoned AR, house on Lot 33

Mr. L'Heureux requests approval to build two story 30'x28' garage. He gave the Board a copy of deed, and plan of proposed garage. There is a new chamber type septic system installed on his property. Side and front set back dimensions would have to be determined. Roland Denby made the motion to have an on-site inspection. John Roberts seconded. Unanimously approved. The on-site was scheduled for 9:00 a.m. August 14.

James F. Oliver:

Map 29, Lot 16, Zoned AR grandfathered

Mr. Oliver requests approval to re-build his cottage. Mr. Oliver showed the Board plans of his proposed new cottage. The Board stated that a sewage system in compliance with the Maine State Plumbing Code must be installed and a conversion permit obtained for year round use. The present 1,000 gal. holding tank that has been there for 10 years is sufficient for seasonal use, but not for year round use. The existing cottage is 20'x28' and the proposed would be 24'x28'. A soils evaluation will be needed and the Board suggested that Mr. Oliver check out leachfield possibilities and septic system approval.

Roger & Priscilla Petrin:

Map 32, Lot 52, Zoned AR

Mr. & Mrs. Petrin request approval to turn their cottage into a year round home by jacking it up and putting foundation underneath. Septic system soils evaluation was shown to Board. A 500 gal. cesspool exists on property. The Petrins have obtained neighbors permission for a seasonal conversion. Mr. Petrin would like to build a 12'x16' sundeck onto cottage. The Board said that he would not have room to do this. John Roberts made the motion that we let Mr. Petrin jack cottage up and put foundation underneath under Section 9.03. Dwayne Woodsome seconded. Unanimously approved. The Board added that fill must be prevented from going into the water when this work is being done.

Richard Elmore - Stukas Realty: Map 18, Lot 8, Zoned V

Mr. Elmore showed the Board a plan of land, approx area 66,000 sq. ft. The Board stated that 1,000 sq. ft. of office space is needed for each business. The Board stated that there are three businesses and two apartments currently in the building. Mr. Elmore wishes to open a Branch Office for Stukas Realty and place a sign 4'x4'9" in size below the present signs advertising Atkinson Electrical and Leisure Pools. Both these businesses are under the ownership of Brian Atkinson. The Board said that as 40,000 sq. ft. is needed for each business and apartment, there is not enough land for another business, according to the Zoning Ordinance. Mr. Elmore said that a 1,000 gal septic system exists. Dwayne Woodsome made the motion to deny under Sections 3.03, and 3.04.02. John Roberts seconded. Unanimously approved. (There is not adequate sq. ft. for two businesses and two apartments also a house. Property is over occupied already.)

Ronald Mercier:

Map 28, Lot 7, Zoned AR

Mr. Mercier needs a conditional use permit to start an outboard motor business in half of existing barn. He will live in the other half. There is parking space available and this would be a one man business Mr. Mercier stated, also there is plumbing and a 1,000 gal. septic tank on the property. Mr. Mercier would like to put docks in Little Ossipee.

Ronald Mercier - cont'd.

The Board said that he would have to go before DEP to get permission for this. Mr. Mercier said that there will not be any gasoline pumps on the property, and that any boats displayed would be out back towards the woods. John Roberts made the motion to approve under Section 3.06.03 item #6 as long as Mr. Mercier can present sales purchase agreement. Roland Denby seconded. Unanimously approved.

Clinton Presby:

Map 9, Lot 42, Zoned AR grandfathered

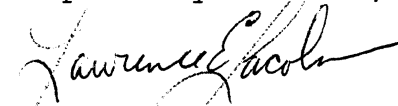
Mr. Presby requests approval to add two room addition 17'x30' on his property of almost 1 acre. His house is 50' back from the road. He would like to live there year round eventually. The Board said that to live there year round he would need a conversion permit and soils evaluation for a septic system. The Board asked if Mr. Presby had his lot lines staked out. Dwayne Woodsome made the motion that we have an on-site inspection. John Roberts seconded. Unanimously approved. The on-site was scheduled for August 14, at 9:45 a.m.


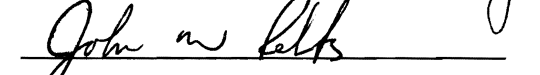
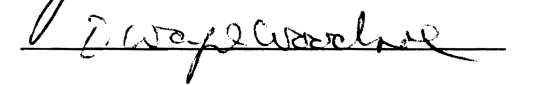
VI

Adjournment:

The motion to adjourn was made at 10:30 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer.

Agenda for August 28, 1986's meeting:

8:00 p.m. Garnsey Bros. Luke Guerrette
8:30 p.m. Paul L'Heureux
8:45 p.m. Clinton Presby
9:00 p.m. Frank & Mary Chase
9:30 p.m. John H. Matthews
9:45 p.m. Steven Nevers
10:00 p.m. Ronald C. Jarosz