

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

August 28, 1986

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

Meeting called to order at 8:00 p.m.

II Larry Jacobsen made the motion that we go into Executive Session to discuss legal questions regarding problems with zoning. Roland Denby seconded. Unanimously approved.

Roland Denby made the motion to close Executive Session. John Roberts seconded. Unanimously approved.

Regular Meeting recommenced at 8:45 p.m.

III Dwayne Woodsome made the motion that a letter be written to Selectmen requesting a meeting with members of the Zoning Board of Appeals, Town Counsel, Selectmen, Code Enforcement Officer and Planning Board. Roland Denby seconded. Unanimously approved. Wednesday, September 10, at 7:00 p.m. was time suggested, if agreeable with those who plan to attend.

IV Approval of the July 24, 1986 Minutes was deferred at the August 13, 1986 Meeting because the legality of creating a 150' long right-of-way, 50' wide on a piece of land owned by John S. Brock on Map 4, Lot 12B with only 120' frontage, to provide adequate frontage, was questioned by some Board members. It was suggested that a copy of Minutes should be given to Selectmen as a preliminary copy for their information, and that Attorney Karen Lovell be consulted on September 10 for her opinion in this matter. Dwayne Woodsome made the motion that we approve July 24, 1986 Minutes as read. John Roberts seconded. The vote was two (2) for and two (2) against. Chairman Doug Foglio voted for acceptance. Larry Jacobsen made the motion to approve August 13, 1986 Minutes as read. John Roberts seconded. Unanimously approved.

V Appointments:

8:00 p.m. Garnsey Bros. Real Estate (Luke Guerrette & Tom Hammond)
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 & Lorraine Matthews
9:45 p.m. Stephen T. Nevers
10:00 p.m. Ronald C. Jarosz
Walk-in Howard K. Anderson

VI Communications:

1. Letter from Asst. C.E.O. to Glenn A. & Mary E. Young re: foundation. The Board acknowledges receipt of this letter.

Correspondence - cont'd

2. Notice of Decision - Zoel Labrie - denial due to not falling into the 15% allowance. The Board acknowledges receipt of this decision.
3. Notice of Public Hearing on September 2, at 7:30 p.m. re: Howard K. & Isabelle R. Anderson. The Board acknowledges receipt of this.
4. Manufactured Housing Association of Maine - 1986 Annual Meeting, Wednesday September 3, at Taste of Maine Restaurant, Rte 1, Woolwich, Maine from 2:00 to 3:00 p.m. The Board acknowledges receipt of this invitation.
5. Applicant's Notice of Intent to file with Saco River Corridor Commission - Richard B. Anderson, Jr. The Board acknowledges receipt of this.
6. Letter to Northeast Plumbing & Heating from Asst. C.E.O. re: Paul Demers property. The Board acknowledges receipt of this letter.
7. Letter to Albert V. Barnett re: camp trailer, from Asst. C.E.O. The Board acknowledges receipt of this letter.
8. Letter to Steven A. & Sandra J. Gallo from Asst. C.E.O. re: foundation. The Board acknowledges receipt of this letter.
9. NNECAPA Annual Meeting September 11-12 at Radisson Hotel, Burlington, VT. The Board acknowledges receipt of this registration form and agenda.
10. Land transactions for Wesley Leighton as of April 1, 1986 - Richard Charland. The Board acknowledges receipt of this.
11. Letter to Dorothy Dugas from Selectmen re: variance for a septic system. The Board acknowledges receipt of this letter.
12. Package of information from Fuel Technologies, Inc. re: wood waste processing. The Board acknowledges receipt of this and copies will be mailed to all Board members.

VII

New Business:

Garnsey Bros. (Luke Guerrette & Tom Hammond):

Mr. Guerrette and Mr. Hammond appeared before the Board to request approval to build a 24'x40' ranch in the Melvin Brackett Development off West Road, Map 20, Lot 18F Zoned V. The Board noted that the side and rear setbacks are 20' and the front set back 50'. The lot is undersized, approx. 20,750 sq. ft. Plan was given to the Board. John Roberts made the motion to approve under Sections 2.08 and 3.03. Roland Denby seconded. Unanimously approved.

Paul L'Heureux: Map 36, house on Lot 33 & Map 38, proposed garage on Lot 2A
Zoned AR

An On-site inspection was carried out at Mr. L'Heureux's property location. He proposes to build a three car garage with second floor. Plan was given to the Board. The on-site committee reported that the set back from the road was adequate. Mr. L'Heureux said that there will be no problem with run-off when this work is being done. Dwayne Woodsome made the motion to approve as per plan with absolutely no plumbing or water put in garage, and that it is not to be used as a dwelling, under Section 2.08. Larry Jacobsen seconded. Unanimously approved.

Clinton Presby: Map 9, Lot 42, Zoned F & A, grandfathered

Mr. Presby wishes to add a 17'x30' two room addition to his property. An on-site inspection was made. The Board told Mr. Presby that he would need a permit for the 12'x12' shed on his property. Mr. Presby has obtained this permit. The on-site committee showed Board map of lot showing dimensions. Mr. Presby showed the Board deed of property, and a copy was made. Mr. Presby has had land surveyed. The size of this lot could not be determined at this meeting. The Board advised Mr. Presby to have a soil evaluation test done before any further steps are taken.

Frank & Mary Chase: Map 33, Lot 17

Mr. & Mrs. Chase wish to winterize their camp and build an addition. The lot size is approx. 80'x450'. They wish to raise roof and make a gambrel style year round home. The building would be 20' from side lot lines said Mrs. Chase. The present septic system is 13 years old and the Board said that a new one would probably be necessary. A Conversion permit would be required for year round use and State and Town laws must be met. The septic tank must be inspected and the leachfield must be 20' from foundation. Larry Jacobsen made the motion to have an on-site inspection. John Roberts seconded. Unanimously approved. The proposed building lot lines should be staked out said the Board and an on-site was scheduled for September 6, at 8:30 a.m.

John & Lorraine Matthews: Map 8, Lot 28F, Zoned AR

Mr. & Mrs. Matthews request permission to have their own private driveway onto Roberts Ridge Road. They are presently sharing with two other families and find this a hardship. Their property is part of Sunshine Acres Subdivision, approved November 14, 1979. One of the conditions of the subdivision reads 'Driveway access shall be thru right-of-ways shown on plan.' DEP approval reads 4. The applicant has made adequate provision for traffic movement of all types out of or into the development area provided, access to Roberts Ridge Road is limited to common driveways as shown by right-of-ways on plan of Sunshine Acres dated June 11, 1979. and 2. Applicant shall include deed restrictions on lots #1-8 which shall limit driveway access to right-of-ways shown on preliminary plan of Sunshine Acres dated June 11, 1979. This was read to Mr. & Mrs. Matthews also the Minutes of May 26, 1979 meeting and May 30, 1979, Special Meeting. It is believed by Board members that nothing can be done, as subdivision plans cannot be changed without getting written agreement from all owners in subdivision and DEP approval. The Board will contact Attorney Karen Lovell for detailed list of what steps must or can be taken in order for the Matthew's request to be considered.

Stephen Nevers: Map 46, Lot 2187, Zoned R.

Mr. Nevers requests permission to build a 36'x26' house on 20,000 sq. ft. of land in Lake Arrowhead. He wishes to reduce the sideline boundaries to 30'. Front setback will be 50'. John Roberts made the motion to allow a 29' sideline setback, under Section 2.08. Larry Jacobsen seconded. Unanimously approved.

Ronald C. Jarosz: Map 24, Lot 20 & part of Lot 37, Zoned AR, grandfathered.

Mr. Jarosz showed a soils evaluation to the Board. He wishes to build on Lot 20 using part of Lot 37 for his septic system. This property is located on Middle Branch Pond. The original plan for these lots was approved in 1959 said Mr. Jarosz. Right-of-way was put in by Mr. Jarosz. He owns these two lots and would like to eventually put a house on each lot. He is seeking DEP approval. The Board said that DEP approval would not be needed because Mr. Jarosz owns the lots contiguously. The Board suggested that we send plan to Karen Lovell for her interpretation as to whether Mr. Jarosz can be allowed to do what he proposes.

Howard Anderson: Map 45, Lots 1731, 1732 & 1733, Zoned R

Mr. Anderson requests permission to create two lots from three, on Fairview Drive, Lake Arrowhead. Mr. Anderson has Title, but not clear Title. Mr. Anderson has deeds to all three lots. The Andersons signed letter prepared by Karen Lovell, Attorney, regarding their attempt to rectify the problem of a house being built too close to lot lines. The Board decided with Mr. Anderson's approval to take his plan to the Town Attorney for clarification. The question is "can you split a subdivided lot".

VII Old Business:

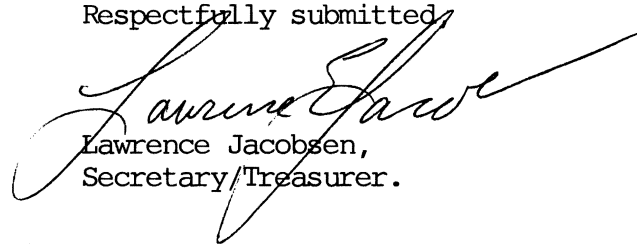
Charles Binette: By oversight the word 'garage' was not included in Mr. Binettes approval. The Board voted to include and amend Mr. Binette's approval.

Roland Denby made the motion to buy film for camera. John Roberts seconded.
Unanimously approved.

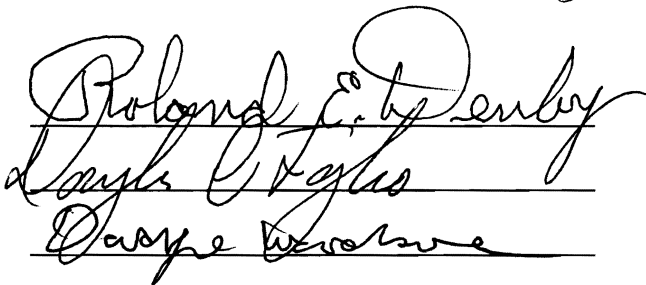
VIII Adjournment:

The motion to adjourn was made at 11:30 p.m.

Respectfully submitted



Lawrence Jacobsen,
Secretary/Treasurer.



Agenda for September 10, 1986's meeting;

8:00 p.m. J. Hervey Boissonnault

8:30 p.m. David Tirck

10:00 p.m. Norman L. Croteau

7:00 p.m. Meeting with Town Counsel