

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board  
Meeting called to order at 7:17 p.m.

September 10, 1986

I Rollcall: Douglas Foglio, Chairman, Roland Denby, Larry Jacobsen, Dwayne Woodsome, Mike Hammond and John Roberts, alt.

II Minutes of the August 28, 1986 meeting were accepted as read.

III Appointments:

8:00 p.m. Robert & Florence Sagarino, Lionel Belanger

8:30 p.m. David Tirck

10:00 p.m. Norman L Croteau

IV Communications:

1. Letter from Asst. C.E.O. to Albert V. Barnett regarding a complaint received about tents on his property. The Board acknowledged receipt of this letter.
2. Notice of Decision re: Howard Anderson - variance was granted. The Board acknowledges receipt of this.
3. Letter of thanks from Maine Coast Heritage Trust for the Board's contribution of \$10. The Board acknowledges receipt of this.
4. S.M.R.P.C. Notice of Planning Board Workshop at the Limerick Town Hall on Wednesday, September 17, from 7:00 - 9:00 p.m. The subject will be 'Zoning provisions for solid waste disposal'. The Board acknowledges receipt of this notice.
5. Executive Report from FAME, Finance Authority of Maine. The Board acknowledges receipt of this report.
6. Applicant's Notice of Intent to File an Application with Saco River Corridor Commission - David La Camera. The Board acknowledges receipt of this application notice.
7. S.M.R.P.C. Workshop at York County Court House Basement, Alfred on Thursday, September 11, at 7:30 p.m. The subject is 'Capital Improvements Programming'. The Board acknowledges receipt of this.

V New Business:

Robert & Florence Sagarino:

Mr. Lionel Belanger appeared before the Board with Mr. & Mrs. Sagarino to request permission to put in a foundation on property located on Map 28, Lot 17, Zoned AR, grandfathered. The new footing and foundation would be six blocks high, a bulkhead, new front and back steps and four windows are proposed. The Board stated that the State Law requires that the septic tank be at least 750 gallons. Sketches of the proposed footing and lot dimensions were given to the Board. The Board said that if the present septic system, on inspection, was found to be of adequate size and in satisfactory condition, it would not have to be replaced. The leachfield must be up to State standards and a Perk test done.

Robert & Florence Sagarino - cont'd.

Mr. Belanger and Mr. Sagarino said that a new septic tank installation would not be a problem and that they would do this if found necessary, also the building dimensions will not be increased. Mike Hammond made the motion to approve under Section 9.03 and Article 4, with provision that the septic system be upgraded to State standards. Roland Denby seconded. Unanimously approved.

David Tirck:

Mr. Tirck requests permission to build a one story, 30'x40' house including porch on property located on Map 42, Lot A123 with frontage on both Victoria Lane and Greenfield Road, Zoned R, grandfathered. Lot size is 100'x200'. The Board asked if there were houses on abutting lots and Mr. Tirck said that the next lot was vacant. Mr. Tirck needs permission to build his house close to Victoria Lane than the Zoning allows. Larry Jacobsen made the motion to approve under Section 2.08, with the provision that front minimum set back be no less than 40' from Victoria Lane and rear set back no less than 25', and 50' minimum set back from Greenfield Road. Roland Denby seconded. Unanimously approved.

Norman L. Croteau: Map 28, Lot 43, Zoned AR, grandfathered

Mr. Croteau requests permission to raise cottage and put it on a cement block foundation. Norman Ouellette will be doing the masonry work. Mr. Croteau also owns Lot 44 and both lots have cottages on them. There is an existing 1,000 gal. fibre glass septic tank on Lot 43 said Mr. Croteau. Larry Jacobsen made the motion to approve under Section 9.03 and Article 4, with the provision that the septic system meets State requirements, and that we do not require a conversion permit. Dwayne Woodsome seconded. Unanimously approved.

VI Old Business:

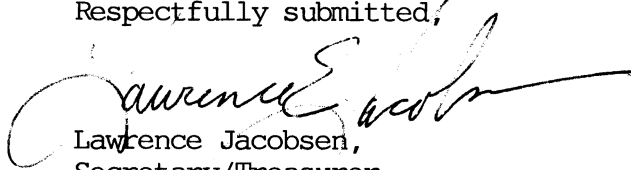
Roland Denby made the motion that a letter be sent to Clinton Presby and to Ronald C. Jarosz. Larry Jacobsen seconded. Unanimously approved. Letter to Mr. Presby to read: Before he comes before the Board again he must have a survey of his land showing bounds of his property, location of buildings and all concrete foundations. This layout to be done by a registered Land Surveyor.

Letter to Mr. Jarosz to read: On advise from Town Counsel it would appear that you own one contiguous lot. Therefore you cannot have two buildable lots as you are requesting. After Planning Board approval one building permit can be obtained from the Building Inspector.

VII At the beginning of this meeting the Board met with Attorney Karen Lovell, Zoning Board of Appeals members George Gendron, Don Mills, Millard Genthner and Robert Goodwin, Code Enforcement Officer Venduro Foglio and Selectman Robert Fay, to discuss interpretation of the Waterboro Zoning Ordinance. Tapes of this meeting are on file together with a summary.

VIII Adjournment: The motion to adjourn was made at 11:15 p.m.

Respectfully submitted,

  
Lawrence Jacobsen,  
Secretary/Treasurer,

*Douglas C Foglio*  
*Roland A. Denby*  
*John W Roberts*

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Agenda for September 25, 1986's meeting:

- 8:00 p.m. Howard Bennett
- 8:20 p.m. David Marvel
- 8:45 p.m. Raymond Harmon
- 9:00 p.m. Robert Hamel
- 9:15 p.m. Omar Desjarlais
- 9:30 p.m. Bernadine Gerry
- 9:45 p.m. Paul L'Heureux
- 10:00 p.m. Dale Bromfield