

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

September 25, 1986

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

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

II John Roberts made the motion to approve September 10, 1986 minutes as read. Seconded by Roland Denby and unanimously approved.

III Appointments:

8:00 p.m. Howard Bennett
8:20 p.m. David Marvel - DID NOT SHOW
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

IV Communications:

1. Letter to Raymond & Linda Gagne from Asst. C.E.O. regarding a complaint about travel trailer hooked-up on property. The Board acknowledges receipt of this letter.
2. Letter to Lindsey Goodrich from Asst. C.E.O. re: operation of a used car business on his property. The Board acknowledges receipt of this letter.
3. Applicant's Notice of Intent to file with Saco River Corridor Commission - Raymond Harmon. The Board acknowledges receipt of this.
4. September issue of Real Estate Update. The Board acknowledges receipt of this.
5. Letter to Bradford W. Jr. & Shirley M. Johnstone from Asst. C.E.O. re: travel trailer with water hook-up etc. on their property. The Board acknowledges receipt of this letter.
6. Copy of letter sent to John & Anne Kustron from DEP re: possible violation of their Great Ponds Permit #13185. The Board acknowledges receipt of this letter.
7. Letter to Roger & Linda Sherman from DEP regarding their proposal to construct a stairway and install riprap at their property along Lake Arrowhead. The Board acknowledges receipt of this letter.
8. Copy of letter sent to Selectmen from Attorney Karen B. Lovell re: Zoning Board of Appeals. The Board acknowledges receipt of this letter.
9. Letter from Karen B. Lovell, Attorney, summarizing the opinions she gave to the Board and others present, at the September 10, 1986 meeting.
10. Maine Association of Planners, Bulletin Vol 4, #6. The Board acknowledges receipt of this.
11. Maine Association of Planners Meeting Notice for Wednesday, October 8th from 2:00 to 4:00 p.m. at the Augusta Civic Center.

12. Notice of Decision re: York Homes Inc. from Z.B.O.A. - variance was granted to allow foundation to remain 64' from the road.

V New Business:

Howard Bennett: Map 36, Lot 19a (2 acre p/o) Zoned AR

Mr. Bennett requests permission from the Board to live in trailer for a time until his house is built. The Board stated that they could only give Mr. Bennett a period of 30 days and then he would have to apply again. The Board also stated that Mr. Bennett would have to show some substantial progress on his building before he comes before the Board again for another 30 day extension. John Roberts made the motion that we give Mr. Bennett 30 days under Section 2.07. Roland Denby seconded. Unanimously approved.

Raymond Harmon: Map 45, Lot 1446, Zoned R.

Mr. Harmon has applied for Saco River approval and has been told that he has it. The approval notice has not yet been received. He requests permission to build a house on Love Lane in Lake Arrowhead. A 2 bedroom vacation home. A detailed map showing lot line dimensions was presented to Board. The leachfield will be 101' from water. Roland Denby made the motion to approve application under Section 2.08 with the minimum setbacks from Love Lane and 20' Right-of-way to be at least 35' and that the setback from the water to be a minimum of 50' (same as approved by Saco River) and subject to approval from Saco River. John Roberts seconded. Unanimously approved.

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

Mr. Anderson needs approval from Board to split lot 1733 in two, thereby making lots 1731 and 1733 larger. Mr. Anderson said that there is no deed restriction regarding splitting one lot and joining that land to the abutting lots. Mr. Anderson showed Mylar of proposed change to the Board. The Board noted that the mylar showed boundaries, survey, names of abutters, legend, notes and zone. The Board asked if changing lot lines would deliberately affect intentions of original subdivision. Howard Anderson requested that the Board waive the bottom of page 11 and top of page 12 of the Subdivision Regulations. Larry Jacobsen made the motion that we approve under Section 7.4 of Subdivision Regulations, with the condition that the entire sheet be waived. John Roberts seconded. Unanimously approved. The Board then signed mylar and four copies. Recording fee of \$10.00 was paid.

Robert J. Hamel, Jr: Map 26, lot 6A, Zoned V.

Mr. Hamel requests permission to live in 12'x60' trailer that is placed on temporary foundation. He plans to build a house as soon as he can. The trailer is resting on gravel and 50 cement blocks at the present. Mr. Hamel said the the C.E.O. suggested he put the trailer on 4' deep pylons, but because the ground is rocky, Mr. Hamel does not think that he can dig that deep. He plans to bup a vinyl skirt around trailer. Well, septic system and electricity are already installed, and a perc test has been done. Roland Denby made the motion to approve based on advice of Town Attorney (see letter dated July 16, 1986) that suitable accomodation be made between the applicant and C.E.O. This approval is for one year. Mr. Hamel must re-apply after one year. John Roberts seconded. Unanimously approved.

Omer R. Desjarlais: Map 47, Lot 108, Zoned AR

Mr. Desjarlais would like to jack up cottage and put a poured foundation underneath. He does not wish to use cottage for year round use. There is a 500 gal. concrete septic tank on property which was recently pumped out and deemed to be in good condition said Mr. Desjarlais. John Roberts made the motion to approve under Section 9.03, allowing Mr. Desjarlais to jack up cottage located on Map 47, Lot 108, and put a foundation under it, with the stipulation that the C.E.O. approves his septic system and that his cottage can be moved back in order to add a 12' porch. This is not to be closer to the Lake than the building is presently. Larry Jacobsen seconded. Unanimously approved.

Paul L'Heureux: Map 47, Lot 15, Zoned AR, Section 3N on Westerly side

Mr. Desjarlais represented Mr. L'Heureux who wishes to raise cottage and put a poured foundation underneath property located in Lake Sherburne. Mr L'Heureux has a 750gal septic tank on his property of approx. 20,000 sq. ft. The cottage is 117' back from the lake. John Roberts made the motion to approve under Section 9.03, allowing Mr. L'Heureux to raise his cottage located on Map 47, Lot 15, Section 3N on Westerly side of Lake Sherburne, and put a foundation under it, with the stipulation that the C.E.O. approves his septic system. Larry Jacobsen seconded. Unanimously approved.

Dale & Margaret Bromfield: Map 47, Lot 106, Zoned AR.

Mr. Desjarlais represented the Bromfields who wish to add an 8' addition on the side of his structure for an entry and raise camp to put a cement poured foundation underneath. His building is 87' from the road and 104' from the water. John Roberts made the motion, under Sections 9.03 and 3.03, to approve raising camp and 8' addition with stipulation that the C.E.O. approves the septic system. Larry Jacobsen seconded. Unanimously approved.

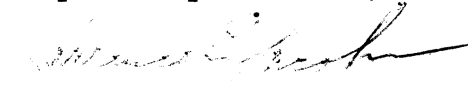
Bernadine Gerry: The Cathedral Pines, Map 9 Lot 6 & Map 48, Lot 16, Zoned AR


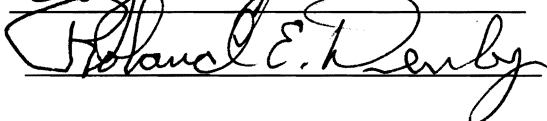
Mrs. Gerry presented Board with copy of soils evaluation of property. Mrs. Gerry owns private right-of-way which is plowed by Town. Mrs. Gerry showed Board the Preliminary sketch plan. Mr. Rodney Chadbourne arrived at this point and stated that there will be a 30' right-of-way to water between Lot 2 and Alexander Houle's property. The Board would like to see a 75'x100' area at end of 50' plowed right-of-way and Lot 1, to be used as a turnaround. The deed for Lot 1 should record this easement. Doug Foglio and the Road Commissioner will go to property and look at area proposed for the turnaround. The Board would like a 25' green belt on West Road across Lots 1 & 3. Subdivision Sketch Plan list was checked off. Mylar and 6 copies were asked for by the Board. Roland Denby made the motion to accept Preliminary plan with three exceptions to be included in Final plan. 1. 25' green belt, 2. easement for turnaround and 3. 30' right-of-way to water. John Roberts seconded. Unanimously approved.

VI

Adjournment: The motion to adjourn was made at 11:45 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer.

John W Roberts

Agenda for October 8, 1986's meeting:

- 8:00 p.m. Zoel Labrie
- 8:20 p.m. Garney Bros. Real Estate
- 8:30 p.m. Roland Gendron
- 8:45 p.m. Clinton Presby
- 9:00 p.m. Bernadine Gerry