



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

December 10, 1986

Regular Meeting of the Planning Board

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

- I Rollcall: John Roberts, Alt., Dwayne Woodsome, Larry Jacobsen, Mike Hammond, Roland Denby and Doug Foglio, Chairman. John Roberts was empowered to vote.
- II Minutes of the November 12, 1986 meeting were accepted as read.
- III Treasurer's Report:
Larry Jacobsen reported a balance in the checking account of \$527.67. Treasurer's report accepted as given.

Nancy Brandt was interviewed by the Board for the position of Clerk. Mike Hammond made the motion to hire Nancy Brandt as Clerk of the Planning Board and Secretary for the Code Enforcement Officer. John Roberts seconded. Unanimously approved. Doug Foglio arrived at this time.

IV Appointments:

- 8:00 p.m. Robert C. Jones.
8:15 p.m. Randall L. & Catherine E. Coyne.
8:30 p.m. Steven Gilmore.
9:00 p.m. Wesley Leighton & Richard Garvin.
9:30 p.m. Gilford Berube.

V Communications:

1. Memorandum from Selectmen requesting the Planning Boards' budget request for 1987 Town Meeting. Roland Denby will prepare the appropriation request and submit this by December 16, 1986.
2. Notice of Decision re: Roland Gendron - granted variance for additional building on property located on Map 41, Lot 27. The existing building to be disconnected from septic system.
3. Notice of Decision re: Ernest A. Roberge, Sr. - 23% variance was given, garage to be 27' from side line.
4. Thank you letter from Lucille Hammond on the letter from Board notifying her of the secretary/clerk position available.
5. Applicant's notice of intent to file an application with Saco River - James A. Bauer's request to rebuild stonehouse.
6. Letter from Karen Lovell, Attorney, giving her opinion as to the Board's right to require developers to install driveways as a condition of final subdivision approval.
7. Letter to Glenn Bean, Sr. from C.E.O. regarding illegally stored tanks in sand pit.

8. Letter dated Nov. 19, 1986 from Phillip Woodward resigning from the Planning Board
9. Letter from State Planning Office recruiting candidates for two vacancies in the Community Assistance Division.
10. Letter to Rodney Chadbourne re: his failure to make note on Final Plan of Pine Hollow Subdivision of the need for common driveways.
11. Request from Zoning Board of Appeals for copies of Planning Board minutes to be sent to each member of Appeals Board. Dwayne Woodsome made the motion that we send a copy of the minutes to the Chairman of the Z.B.O.A. and it is up to him to send copies to his board members. Mide Hammond seconded. Unanimously approved.
12. Copy of letter and injunction sent to Gary Moreau re: illegal waste disposal.
13. National Trust for Historic Preservation - Inner-City Ventures Fund Summary and Workshops.
14. Update order form.
15. November issue of Enterprise.
16. Letter to Dana Blackburn from C.E.O.

VI New Business:

Robert Jones:

Mr. Jones wishes to sell farm equipment and repair trucks on land previously owned by Country Parts and Equipment on Rte 202, Map 4, Lot 29, Zoned AR. There will not be any gasoline on premises, said Mr. Jones. He gave a copy of the Rental Agreement to Board. The Board noted that Conditional Use Article 15 permits this use, and that it is similar use to that which was approved for previous owner. Mr. Jones spoke of building an earth wall. The Board stated that the disturbed ground must be re-seeded. The Board asked if tankers would be degreased on property. Mr. Jones said that they would not. Transferring loads from one trailer to another would occasionally occur. Mike Hammond made the motion that we approve under Section 3.05.03, Article 11 with the following conditions. 1. No freight storage on site. 2. Transfer of loads from one trailer to another is permitted. 3. A copy of the Hazardous Waste Ordinance to be obtained by Mr. Jones and comply with requirements. 4. A fence or 8' earth wall to be erected a minimum of 200' behind the building, and running parallel with Rte 202. Dwayne Woodsome seconded. Unanimously approved.

Randall L. & Catherine E. Coyne:

Map 9, Lot 18, Zoned AR

Surveyor John Bruckler and Mr. Coyne appeared before the Board to discuss an 18 lot subdivision on West Road. Sketch plans were submitted of this 37 acre lot proposed subdivision. The Board stated that the plan will have to be submitted to DEP because the area is larger than 20 acres. An 8 lot alternative plan was shown to the Board. West Road is an arterial road and the Board do not like to see too many driveways having access on to it as was proposed in both plans submitted. An on-site inspection date was set for Saturday, December 13 at 12 p.m.

Steven Gilmore: Map 29, Lot 5, Zoned R

Mr. Gilmore requests permission to obtain a permit for his deck on property he owns on Lake Ossipee. A 16'x16' deck has been attached to his cottage. Mr. Gilmore showed photos to the Board of cottage and deck. Mike Hammond made the motion that a permit be granted under Section 2.08, 4.03 and 12.02 as an accessory structure. This is an accessory structure not to be closed in or enlarged or roofed. A double fee to be charged. Larry Jacobsen seconded. Unanimously approved.

Wesley Leighton & Kathleen Leighton: Map 7, Lot 66, Zoned AR

A sketch plan was presented to the Board of proposed subdivision to be named Alder Acres - a 14 acre area with 6 lots. The Board asked that the center line of Alder Drive be flagged then the Board would do an on-site inspection. Mr. Leighton to be notified by phone 247-6301 when the date and time for the on-site is set. This will be set at the next regular meeting on January 14, 1986. Mr. Richard Garvin, Surveyor was present representing Wesley Leighton.

Guilford Berube: Map 1, Lot 3-2 of Pine Hollow Subdivision

On advice from Karen B. Lovell, Attorney, Mr. Berube has had a new plan of his lot drawn up by Doug Kimble of Kimble Assoc., to correct the problem caused by driveway being constructed in the wrong place, in this subdivision. Mr. Berube has obtained entrance permit from State for his present driveway location.

Dwayne Woodsome made the motion that the C.E.O. give Mr. Berube an Occupancy Permit and that we sign the new plan of Lot 2 as an amendment to the subdivision of Pine Hollow. Mike Hammond seconded. Three (3) votes for and two (2) abstained.

The Board requests that the C.E.O. check on Carl Sellers second building where it is reported that two tenants are living there without an Occupancy Permit having been issued. The Board requested at their March 12, 1986 meeting that Mr. Sellers provide a mylar and six copies of his five building project before obtaining an Occupancy Permit on the second building. Also the Board requests that the C.E.O. investigate the report that two different people are operating Little Al's and the Video Arcade.

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

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer.

Wayne Woodsome
Roland, E. T. Seng
Michael Hammond
John W. Roberts

Agenda for January 14, 1987's meeting:

8:00 p.m. Michael Glaude
8:30 p.m. George & Gladys Roberts
8:45 p.m. Roland Pierce
9:00 p.m. Wayne Desper