



TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE

January 14, 1987

Regular Meeting of the Planning Board

Meeting called to order at 8:00 p.m. John Roberts was empowered to vote.

I Rollcall: John Roberts, Alt., Dwayne Woodsome, Mike Hammond, Roland Denby.

II Minutes of the December 10, 1986 meeting were accepted as read.

III Appointments:

8:00 p.m. Michael Glaude  
8:30 p.m. George & Gladys Roberts  
8:45 p.m. Roland Pierce  
9:15 p.m. Guy Raymond  
9:45 p.m. Richard P. Collard  
10:00 p.m. Earl Pennell

IV Communications:

1. Invitation to 15th anniversary of York Cumberland Housing Development Corp. on Thursday, Jan. 29, 1987.
2. Saco River C.C. Applicant's Notice of Intent to file-Frank P. Salvo.
3. Memo from Eastern Maine Dev. Corp. re: Job vacancies at the State Planning Office, Bangor.
4. Maine Assn. of Planners Bulletin.
5. DEP Order regarding Lawrence & Veronica Smith's Ledgemere Hydropower Project.
6. January 1987 Real Estate "Update".
7. Memo from Selectmen's Office re: annual report by January 31, 1987.
8. Copy of letter to Carl Sellers from C.E.O. re: mylar and six copies of plans and occupancy permits.
9. Copy of S.M.R.P.C. Standardized Land Use Ordinance from C.E.O.

V. New Business:

Michael Glaude: Map 40 Lot 10 Zoned AR

Mr. Glaude wishes to raise his cottage and put in a new foundation and to update his septic systems and to also add a 2 car garage and breezeway. Mr. Glaude decided to go before the Board of Appeals for a variance on his garage and breezeway for he is not within the 10 feet of the lot line. Roland made a motion to approve the foundation to be put in and all soil removed be put in back of lot or in a position where it will not wash or drain into the lake, and for ground to be seeded in and the permit not be given until soil tests are completed. Mike Hammond seconded. Unanimously approved under Section 9.03. Mr. Glaude called back on the telephone to say he decided to move his garage and breezeway to be within the boundries.

George & Gladys Roberts: Map 41 Lot 3

Mr. Roberts was represented by Ellen and Paul Morrison. They wish to raise their cottage and put in a new foundation. A plan of the cottage was shown. The Board stated that their septic system would have to be updated. The cottage now is setting on tubes. Before they can get a permit they have to have a perk test done. Mike Hammond made a motion to approve under Section 9.03 if septic system is updated and all fill dug out cannot be put in front of cottage. John Roberts seconded. Unanimously approved.

Roland Pierce: Map 23 Lot 12 Zoned V

Mr. Pierce would like to obtain an temporary permit for a 12'x65' foot trailer until a permanent piece of land is found. Mr. Pierce stated that the septic system is all ready installed. He would like to set the trailer on a cement block foundation. Mike Hammond made a motion to set up a time limit for the permit to be 15 months effective Feb. 1, 1987. Roland Denby seconded. Unanimously approved.

Guy Raymond: Map 32 & 33 Zone AR

Mr. Raymond, Mr. Paul Bureau, Mr. William Speed, and their BH2M Engineer, showed plans for an 14 lot subdivision off from the West Shore Road. On the map that was shown Lot 18 & 12 are one lot and also Lot 19 & 1 are all one lot. Plans were shown of the houses to be built within the zoning laws. All lots have water rights strictly for bathing, and will be put into the deeds. The original subdivision was approved in 1971. The Board would like to have a sample deed to have on file and to have the Town Attorney look at it. In the deed the Board would like stated that the property the people are buying in the subdivision do not abutt on a Town maintained road, it is a private road and is not maintained by the Town in any manner. To be written clearly. Mr. Raymond also said that the lot lines will be remarked and correct before building a house.

Richard P. Collard Map 29 Lot 11

Mr. Collard wishes to put on a new roof on exsisting building, level camp on cement blocks and to put a deck on the north side of camp. A plan was shown. The plans showed the roof changed from a hip roof to a cape style roof with a dormer. Mr. Collard was told that the septic system has to be upgraded. Mike Hammond made a motion for an on site inspection to be done in March.

Earl Pennell: Map 32 Lot 39A

Mr. Pennell came before the Board to show he had a grandfathered lot. The Board decided after reading the Notice of Decision from the Board of Appeals, it is important to listen to the tapes of the decision and to table this matter until the next Planning Board meeting.

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

Respectfully submitted,

Lawrence Jacobsen,  
Secretary/Treasurer.

Michael Hammond  
Robert E. Denby  
John W. Pitts  
Dwayne Woodruff

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Agenda for January 22, 1987's meeting:

- 8:00 p.m. Donald Smith
- 8:30 p.m. Stephan Kaspzak
- 9:00 p.m. Robert Gillespie
- Listen to Board of Appeals tape concerning Earl Pennell