

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board

March 26, 1987

Meeting called to order at 8:10 p.m.

I Rollcall: Larry Jacobsen, Roland Denby, Anna Jackson, Alt., John Roberts, Alt., Dwayne Woodsome, Doug Foglio, Chairman, Mike Hammond.

II Minutes of March 11, 1987 meeting were unanimously approved.

III Appointments:

8:00 p.m. Maryann Piotrowski

8:15 p.m. Douglas Pilon

8:45 p.m. Al Berube

9:00 p.m. Carl Sellers

IV Communications:

1. Minutes of the PATCH meeting, February 24, 1987.
2. Letter from Bob Fay.
3. Letter from Karen Lovell re; John Gray
4. Letter from Andrew Doukas re; John Gray.
5. Notice of Intent to File re; Carmen Federico, build a single family home.
6. Copy of letter from Arthur Dumas to Karen Lovell re; Carl Sellers.
7. Maine State Planning Office progress report.
8. Letter from Karen Lovell of letter sent to Elmer Runyon re; Proach.

V New Business:

Maryann Piotrowski Map 36 Lot 4

Showed plans to add a 7'x12' deck and new screened in porch to extend 6 ft. more than the existing porch. Roland Denby made a motion to approve under Section 3.03 and 7.01, with building to go no closer than 10 ft. to lot line. Mike Hammond seconded. Unanimously approved.

Douglas Pilon: Map 9 Lot 20

Douglas Pilon and Armand Blouin Jr. own jointly a 40 acre lot. They showed a sketch plan for the lot to be divided into 3 lots. The lot is in the process of being surveyed. One lot will be 20 acres, one 16.35 acres and one 3.65 acres. They are taking it out of joint ownership and having 3 separate deeds. They will need to have a name for their subdivision. Dwayne Woodsome made a motion to accept the sketch plan. Mike Hammond seconded.

Al Berube: Map 38 Lot 24

Mr. Berube has a lot on the lake that is under 10,000 sq. ft. He would like to tear down the existing building and put in a septic system which now is a cesspool. He would like to make this a year round dwelling. He cannot put septic system 125 ft. from the lake because the lot is not big enough. The Board tabled this matter until further investigation into Section 7.01. The Board will contact Mr. Berube when a decision is made.

Al Berube:

Map 28 Lot 2

Plans were shown to the Board to add an 10'x24' addition for the video store. Mr. Berube has 1 business as a pizza barn and leases part of the building for the video rental store. He has parking for 53 cars. The Board will interpret the plans shown and will get back to Mr. Berube.

Carl Sellers:

Map 32 Lot 16

Mr. Sellers has changed the plans he presented earlier to the Board. He would like to have a full dormer on the front and 3/4 dormer on the back of the cottage. The building will stay the same size. It is a year round cottage. Lot is 50'x100'. The roof line will stay the same but will be raised about 3 ft. Mr. Sellers needs to find out is septic system is adequate and have a soil evaluator check the system out. Dwayne Woodwome made a motion that if septic system is updated he will be granted permission to renovate building under Section 2.08. Mike Hammond seconded. Unanimously approved.

Carl Sellers:

Map 5 Lot 33

Mr. Sellers presented the Board with the plans for his apartments. He bought 16½ acres. 12½ acres are in Waterboro and the rest is in Lyman. He informed the Board that sometime he would like to build an car garage out behind the buildings for the tenants. The name of this subdivision is C&K Apartments. On his final plans, he will have to show a green belt and proposed #2 driveway. The additional notes to be added are:

3. The total tract 19.998 acres is not to be subdivided.
4. 18 rental units , 18 single car garages for tenant use only.
5. Removal of trees in greenbelt should be removed and reseeded within one year of obtaining the last occupancy permit per landscaping plan.
6. Proposed driveway #2 is for future use if required by the Town of Waterboro in future years/opening to be left in greenbelt.
7. All land disturbed shall have to be reseeded and resloped to exsisting contor with a minimum of 3" of top soil.
8. No land over 5 acres from rear of building to be disturbed.

Mike Hammond made a motion to accept this plan. Roland Denby seconded. Unanimously approved.

VI

New Business:

The Board would like to set up a workshop with the Town's Attorney, Karen Lovell for Monday April 6, 1987, at 7:00 p.m.

The Board also found out that an CMP entrance service can go through an greenbelt to the individual home.

VII Adjournment:

The motion for adjournment was made at 12:00 p.m.

Respectfully submitted,

Lawrence Jacobsen,  
Secretary/Treasurer

Michael Hammond  
Richard E. Enby  
Dwayne Woodrue  
Anna Jackson

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