

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board

June 10, 1987

Meeting called to order at 7:30 p.m.

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

II Corrections were requested of the minutes of the May 28, 1987 meeting. Corrected copies will be made.

III Appointments:

8:00 p.m. Robert Yarumiam
8:45 p.m. Richard Collard
9:00 p.m. Al Berube (Did not show) John Roberts
9:30 p.m. James Colombo
10:00 p.m. Robert Ryder

IV Communications:

1. Notice of Decision from Zoning Board of Appeals; Carmen Federico a 15 ft. setback granted: Aurelie Dyer Wallach, granted a variance to construct a house 41 ft. from Old Portland Road.
2. Two letters from Selectmen's Office re; Little Al's Pizza.
3. Letter from Karen Lovell re; Grandfathered lots in approved subdivisions (groundwater and sewage disposal).
4. Notice of Intent to File from Saco River Corr. Comm. re; Harmony Homes Corp., to build a single family dwelling.
5. Maine Association of Planners notice of annual meeting on June 19, 1987 at the Portland Regency.
6. Copy of the job description for the Town Planner.
7. Letter from DEP re; David Agan, site location order findings of fact and order.

V Treasurer's Report:

Lawrence Jacobsen, Secretary/Treasurer, will have a report for the next meeting.

VI New Business:

Robert Yarumiam: Dean Webber's subdivision

The Board informed Mr. Yarumiam that after the onsite the Board would like to see common driveways. Mr. Yarumiam told the Board that Mr. Webber is reluctant on having common driveways. Mr. Webber has added deed restrictions to the plans. After looking over the plans the Board would like to have note #10 added to deed restrictions and have #10 in the deed restrictions omitted and would also like to see note #12 added to deed restrictions. Notices have been sent to the abutter's and he has applied for state driveway entrances. He needs to have a ground water study done. The Board gave Mr. Yarumiam a copy of the letter received from Karen Lovell on driveway installation. The Board will have a workshop on June 17, 1987 at 8:00 p.m. to go over the preliminary plans.

John Roberts: Map 36 Lot 11

Roland Denby made a motion to take up John Roberts application at this time. Mike Hammond seconded. Anna Jackson, Alt. was empowered to vote.

John Roberts wants to remodel his father's camp. It has a gambrel style roof and he would like to change it to straight walls with a cape style roof. House will be no larger and will be no closer to the water. Mike Hammond made a motion to approve under Section 2.08, 3.03, 9.03 to change the roof style. Roland Denby seconded. Unanimously approved.

Richard Collard: Map 29 Lot 11

Mr. Collard came before the Board to explain the 10 ft. discrepancy. He is now 52 ft. back from the water. Dwayne Woodsome made a motion that the Board send a letter stating that Mr. Collard did what he said he would do and he is in compliance with the Planning Board. Roland Denby seconded. Unanimously approved.

James Colombo: Map 47 Lot 12

Mr. Colombo would like to build a garage that would be separate from his cottage. Cottage is 75 ft. from the road and 100 ft. from the water. He has staked out where the garage will be. Closest point of the garage to the water will be 150 ft. The Board would like to do an on-site. The on-site was scheduled for June 17 at 7:00 p.m.

Robert Ryder: Map 46 Lot 2175

Mr. Ryder is in the process of purchasing this lot and would like to be sure that he can build on it. He showed the Board a plot plan and he would like to build a 24 x 34 Cape style house. Lot is 100 ft. by 200 ft. Mike Hammond made a motion to approve under Section 2.08, with no less than 30 ft. sidelines. Dwayne Woodsome seconded. Unanimously approved.

Old Business:

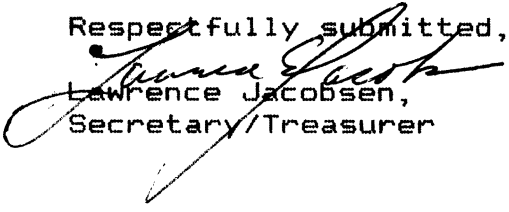
Emile Lamontagne:

The Board did an on-site on Mr. Lamontagne's cottage and he will need to give the Board a plot plan of his cottage on his lot. He will need to update his septic system. His existing septic system is in the cellar of the cottage. Dwayne Woodsome made a motion that Mr. Lamontagne be able to remodel his cottage as long as he goes no closer to the water and overall structure to be 32 x 36, he will be able to put in a new foundation. No work to be done until septic system is updated and before any building permits be issued he must have a soil test done for a new septic system, to be approved under Section 7.01, 9.03. Mike Hammond seconded. Unanimously approved.

Adjournment:

The motion for adjournment was made at 9:45 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

Robert E. Deby

Anna Jackson

Dwayne Woodsome
Michael Hammond

