



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board. August 12, 1987

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

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

II The minutes of the July 8, 1987 and the July 23, 1987 meetings were approved as read.

III Appointments:

8:00 p.m. Robert Parker, Jr.

8:30 p.m. Dennis Demuth

8:45 p.m. Richard Prokey

9:00 p.m. Donald Johnson, Jr.

9:15 p.m. Guy Raymond, Paul Bureau, John Buckler (walk ins)

IV Communications and bills:

1. Spring volume of Maine Business Indicators.

2. Letter from Selectmen's Office re; letter of concern from Edith Heck.

3. Copy of letter from Karen Lovell re; Ossipee Leisure Park.

4. Letter from Karen Lovell re; Birch Crest deed restrictions.

5. Enterprise magazine.

6. Notice of Public Hearing from Zoning Board of Appeals re; Frank and Mary Chase.

7. DEP re; hazardous waste disposal sites program.

8. Letter from Bob Fay; Massabesic Lions Club.

9. Notice of decision from Zoning Board of Appeals re; Frank and Mary Chase.

V New Business:

Anna Jackson, Alt., and John Roberts, Alt. were empowered to vote.

Robert Parker: Map 9 Lot 18 Zone AR

Mr. Parker presented the Board with preliminary plans for his subdivision. He has a state entrance permit for driveways. The Board would like him to extend easement on road to extend 150 ft. The maintenance of right-of-way will be maintained by lot abutters. The following notes should be added to the final plans:

1. A 50 ft. greenbelt with a 10 ft. utility easement .
2. A 40 ft right-of-way, 150 ft length.
3. Extend right-of-way 200 ft. from lot line of lots 4 and 5 and right-of-way cannot be extended with paragraph from Karen Lovell on roads to be in covenant.
4. Exits and entrances shall be limited to common drives only.
5. Setbacks need to be shown.

John Roberts made a motion to accept Parker subdivision preliminary plans as submitted on 8/12/87. Anna Jackson seconded. Unanimously approved. Dwayne Woodsome arrived at this time.

Dennis Demuth: Map 47 Lot 101 Zone AR

Mr. Demuth would like to put a foundation under his camp on lake Sherburne. The camp will not be moved but just raised to set a foundation under it. Excavating will be done from the rear of the camp. He is 85 ft. from the water. Larry Jacobsen made a motion to approve under Section 9.03 for a foundation to be put under camp with all excavating to be done from rear of building, has to be sure septic system is up to state standards and have a siltation fence and hay bales across the face of his property. John Roberts seconded. Unanimously approved.

Richard Prokey: Map 35 Lot 23 Zone AR

Mr. Prokey would like to put a foundation under his cottage and have a 12'x 23' addition on the side and to update his septic system. No excavating will be done on the front of the cottage. John Roberts made a motion to approve under Section 9.03 for a full foundation under cottage and the 12'x23' addition and have a erosion control barrier in place during construction. Before building permit is issued a soils test will have to be obtained and a new septic system installed. Anna Jackson seconded. Unanimously approved.

Donald Johnson, Jr. Map 13 Lot 46 Zone AR

Mr. Johnson would like to build a 30'x30' ft. garage for a small engine repair shop. On his plot plan he showed the Board that he can meet all the setback requirements. There will be no outside storage. John Roberts made a motion to approve under Section 2.08 with no outside storage and he may have a 2'x4' sign. Dwayne Woodsome seconded. Unanimously approved.

VI Old Business:

Birch Crest:

Paul Bureau, Guy Raymond and John Bruckler presented the Board with a new survey they had done on Birch Crest subdivison. The original survey does not correspond to the new survey. The Board will discuss the new plans with Karen Lovell to see what can be done.

Roger Wilson: Map 1 Lot 13 Zone V

Mr. Wilson received a conditonal use permit to build a garage on July 29, 1986. The following conditions were added, bulding is to be 20 ft. from the rear lot line, and a detailed sketch to be given to CEO showing location of septic tank and leachfield before a permit is issued, and front setback to be 50 ft. and sidelines 20 ft. Mr. Wilson had measured wrong from the road. The Board will give him another conditional use permit with the following conditions; allowing his to go in line to the front of his exsisting house and no closer that 20 ft. to rear lot line.

Terrance Hackett:

John Roberts made a motion for approval under Section 2.08 for a lean to on posts, never to be inclosed. Anna Jackson seconded. Unanimously approved.

Philip Beeler:

Mr. Beeler is not in subdivision status and Dwayne Woodsome made a motion for a mobile home permit for one (1) more trailer. Larry Jacobsen seconded. Unanimously approved.

VII Adjournment:

The motion for adjournment was made at 11:45 p.m.

Respectfully submitted,

  
Lawrence Jacobsen,  
Secretary/Treasurer

  
  
