

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board October 14, 1987

Meeting called to order at 9:10 P.M.

I Rollcall: Doug Foglio, Larry Jacobsen, Roland Denby,
John Roberts, Alt. John was empowered to vote.

II Roland Denby moved to dispense with the reading of the
minutes. John Roberts seconded. Vote Unanimous.

III Communications and Bills:

1. Copy of letter mailed to CEO of East Village Hair Styling, Violation.
2. Copy of letter from CEO mailed to East Village Hair Styling, Violation.
3. Copy of letter from CEO mailed to Robert Jones, Violation.
4. Copy of letter from Deputy CEO mailed to Mr. Croteau, Violation.
5. Memo from Housing Subcommittee, York County Affordable Housing Study.
6. Letter from Edith Heck, Hearing on Westridge Commons.
7. Copy of Deed (Proposed Westridge Commons)
8. Letter from K. Lovell with Enclosures, Birchcrest Developer.
9. Copy of letter mailed to Andrew Timmis, Re: Janson Property.
10. 1987-88 issue Maine Enterprise.
11. Sept. issue Community Connections.
12. Copy of Preliminary Assessment Report, Waterboro Patent Corp. Site/DEP
13. August issue Zoning News.
14. Citizens to Save Maine's Heritage flyer.
15. Copy of Superior Court Civil Action SMF vs. Waterboro.
16. DEP Memo.

IV Appointments:

8:00 P.M.	Lionel Belanger	Map 7 Lot 76
8:30 P.M.	Donna Morrill	Map 4 Lot 44
8:45 P.M.	Kenneth Nagy	Map 11 Lot 51
9:00 P.M.	Shawn Shoemaker	Map 43 Lot A-828
9:15 P.M.	Lora Drummond	Map 52 Lot 24

Lionel Belanger:

Map 7 Lot 76

Subdivision Plan Preapplication: Shoestring law situation. The number of entrances onto road could cause a situation that could allow the State to turn the road back to the Town. The road is a major artery. To cut down on number of entrances onto road the board suggested an optional plan for the lots to be positioned the opposite way of lot using a cul-de-sac design for the road into subdivision creating then only one entrance onto road. Mr. Belanger would like to have a separate entrance into proposed business site due to his trucks being a nuisance and a possible danger with children playing. The Board suggested possibly having a separate entrance for the back lot for the business and the same positioning of the remaining lots as suggested prior. Therefore still keeping the entrances to no more than two onto road instead of five. Board stated Mr. Belanger was facing two problems

1. With the State concerning number of entrances.
2. The Board has denied two or three previous applicants subdivisions with multiple entries onto roads.

Water suitability was discussed and the Board suggested that the results be considered and be used as a determining factor for placement of lots. Mr. Belanger could apply for a building permit for his place of business prior to approval of subdivision. He would be allowed to build. The Town is unhappy with the current aquifer problem in this area.

Donna Morrill:

Map 4 Lot 44

Needs a temporary permit for trailer to be moved to rented lot. Needs a conditional use due to time limitation placed by court order. Cannot place a slab for trailer in short amount of time. Roland Denby moved to give a temporary use permit to move trailer onto rented lot without a cement slab until September 1, 1988 at that time it must be made permanent or moved. Permit not to be renewed. John Roberts seconded. Vote unanimous. Be sure to have a lease agreement when applying for permit.

Old Business:

East Village Hairstyling Map 25 Lot 9
They would like the Board to know that there is only one business there. Board informed them that it is being advertised as two different businesses and is listed in the telephone directory as two different businesses. East Village Hairstyling and East Village Tanning. Correct way (Example) East Hairstyling and Tanning under one in phone directory as well. Parking in front of house is hazardous must come into compliance with conditional use permit. Close off driveway with a fence across front of property with a marked entrance and exit sign with opening not to be more than 20 feet opening. Allowing no one opportunity to back onto major highway in village. Use of parking lot at church a possibility would suggest they have in writing. If they come into compliance with the conditions of conditional use permit the board could see no reason stopping a building permit for remodeling of upstairs by putting a full dormer on rear of house and adding a deck since enough land.

Kenneth Nagy Map 11 Lot 51

Would like to add a deck onto the front of cottage towards pond supported by concrete pile. Cottage is 96 ft. from the water. State law under the Great Ponds Act does not allow additions to go closer than 100 feet to the water. Mr. Nagy has an under sized lot. Doug Foglio moved to give a permit to allow right, left, or rear addition not to exceed 300 square feet to be put on post set in ground to frost line as long as he doesn't exceed town setback requirements of the town zoning. Roland Denby seconded. Vote Unanimous.

Shawn Shoemaker Map 43 Lot A-828

Cannot meet sideline setback requirements. Needs a conditional use. Must understand you almost need a surveyor to position house. Must be 50 ft. from the road. John Roberts moved to accept plot plan as shown allowing 29 ft. on side abutting Lot 827 and 33 ft. on side abutting Lot 829 and meets front and rear setbacks. Roland Denby seconded. Vote unanimous.

Lora Drummond

Map 52 Lot 24

Would like to open a ceramic shop in basement of home. She is third from cul-de-sac. There will be no problem with parking on street since driveway is adequate for parking. House built in 1975. She will have no employees it will be a home occupation. Classes to be held Monday & Tuesday 3 hours in the afternoon and Thursday evenings only for same amount of time. Aproximately 8 per class. Could be approved on conditional use that after six months it could be reviewed and problems or complaints discussed if none a permit could be issued. In lieu of deed covenants or restrictions. None stated. Area covered could be a problem with influx of traffic. Roland Denby moved that conditional use permit be issued subject to review of operation to be assessed from complaints received, if any, traffic problems etc., or at request of Planning Board, if no complaints conditional use shall stand. John Roberts seconded. Vote unanimous. Name of business Country Charm.

Old Business

George Roberts wishes to move cottage to back lot approximately 25 to 40 feet from current location. John Roberts moved to allow George Roberts to move his cottage back to second lot as long as it is further back from water and meets all setback requirements or comes no closer to the sideline or rear setback than he is now. Larry Jacobsen seconded. Vote unanimous.

Robert Hamel Jr. wishes to renew conditional use permit until August of 1988. John Roberts moved to renew conditional use permit until August 1, 1988 at which time it becomes permanent or is moved. Larry Jacobsen seconded. Vote unanimous.

New Business

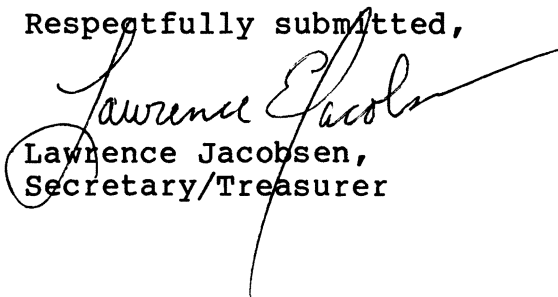
Send letter to Selectmen stating that we believe the Pizza Barn should not be issued a permit until they come into compliance with the conditions of the conditional use permit and furthermore under the original permit to Pennell the septic system was not adequate for long term use of a full service restaurant and should be updated with a specific period of time within foreseeable future.

Send letter to Birchcrest Developers. There was a quorum met at the meeting and it was decided that a Public Hearing would be scheduled for October 28, 1987 at 7:30 P.M. for review of the realignment of lots in Birchcrest Development.

V Adjournment

The motion for adjournment was made at 12:00 P.M. Midnight.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

