

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Waterboro Planning Board Oct. 22, 1987

Meeting called to order at 7:45 P.M.

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

II Minutes: Mike Hammond moved to accept minutes of Sept. 9, 1987 meeting as printed. Dwayne Woodsome seconded. Vote Unanimous.

Doug Foglio moved to accept minutes of Sept. 24, 1987 meeting as printed. Larry Jacobsen seconded. Vote Unanimous. Minutes of October 14, 1987 meeting to be discussed under Old Business.

Board discussed state aid roads. What part the new building might play in roads being turned back to the town. Also Doug informed the board that he had spoken with Lee Weeks from the Department of Transportation concerning Westridge Commons and the proposed traffic of eighty more vehicles. Mr. Weeks said that the proposed new traffic would hardly be noticed. That as far as the State was concerned the more traffic the better. The more traffic would insure that this road would not be turned back to the town.

What type of business does Mr. Belanger intend to have? Will it make a difference what type in the area he intends to build?

Andrew Timmis noted that Mr. Bradley will meet with the Planning Board concerning aquifers.

Comments made concerning ordinances how the town could restrict building permits, subdivisions. Possibly new zoning could address the handling of minor and major subdivisions.

Selectmen have given permission for the Board to seek legal assistance concerning the Conditional Use Permit issued to SAD #57 for the Waterboro Elementary School. The Town supercedes the State on this issue. To date they have failed to attempt to comply. The purpose of the fence requirements were to give only one access to the school. The roads are not safe for potential walkers on a daily basis. Busing necessary due to hazardous road conditions. During school hours the fence should be closed. The most recent survey on traffic showed an increase of 947 cars per day from 1981-1986 directly in front of the school.

### III Communications:

1. Letters concerning Westridge Commons
2. Saco River Corridor Comm. Public Hearing Notice
3. Letter from Selectmen Re: Robert Jones Violation
4. Letter to Birchcrest Developer
5. Letters concerning Pizza Barn
6. Copy of letter CEO sent to Ed Lacourse (proposed addition)
7. File copy Re: Conservation Comm. Gifts/Conservation Easements
8. Copy of letter CEO sent to David Benton Violation
9. Copy of correspondence Re: Janson Property
10. Copy of letter from Selectmen to Karen Lovell
11. Sept. - Oct. issue Maine Enterprise

### IV Report of Officers and Committees:

### V Appointments:

Robert Potter Map 32 Lot 64 Zone AR  
Repair existing Boathouse. Paperwork to the State is not done as of this date. Existing boathouse is about forty years old. Approximate measurements 12 ft. x 20 ft. Mr. Potter is required to obtain DEP permit. Permit to be conditional upon receiving permission from DEP. The town stopped repair efforts. The boathouse extends into the water about 20 ft. He has sauna tubes replacing rotted posts. He has informed DEP of this, the person he spoke with told him not to remove these if they were already in place. Andrew suggested further checking before going much further. It depends whom you speak with from DEP as to decision made. It is necessary for Mr. Potter to come before the Board because he needs a non-conforming structure building permit. Reference to Section 9.03 of zoning ordinance. Intended to put solid base and resheath roof. Mike Hammond moved to grant permit contingent upon state permits. Base structure to be original. Shoring up bottom, reshingling and replacing only what is necessary of roof and siding. Motion withdrawn. Board to review after Mr. Potter receives State approval. He must not expand the structure. Draw a sketch with dimensions of building as it exists. Site inspection with the CEO. Come in when you've contacted the state. Call Sharon and schedule an on site inspection when you've applied to the State for necessary permits.

William Rollins      Map 6      Lot 3B      Zone AR

Permission to live in trailer and to change building permit. Has a building permit for a 24 x 24 chalet that he did not build. He built instead a 12 x 24 camp and added a 16 x 40 addition. The rough wiring and plumbing are complete. The camp to be two bedrooms now. Only structure on the lot except the trailer. No permit for the trailer. Did not know one was needed. Owned 15 acres prior to sale of a five acre lot sold this year. Has met all setback requirements. Mr. Rollins was burned out, had lost everything, had no place to go. He is 50 ft. from lot sold this year and 150 ft. from the road. He is beyond time allotted needs permit to remain. Roland Denby moved to grant Mr. Rollins permission to stay in trailer for 30 days. Section 2.07 Mike Hammond seconded. Vote Unanimous. If Mr. Rollins finds that he needs longer he was instructed to contact Secretary and he could come to a Board meeting under Old Business. He is to come in Tuesday night from 6-9 to get the building permit squared away with the CEO.

John Zappala      Map 51      Lot 3      Zone AR

Would like to construct an RV Port. Was denied by the Building Inspector could not meet 35 ft. sideline setback. House was built in 1982. Has 36 ft. between the property line and existing garage. Structure to be put on would measure 12 x 24. He would be 24 ft. to his side line setback. The house to the right of him is about 45 ft. from his house and sets ahead of his house. To the rear he is approximately 15 ft. Noted that his neighbor to the rear built within 15 ft. of the property line. McAuliffe subdivision #8. Mountain View Rd. Lakeside Estates. Subdivision in March of 1973 preempts zoning. Lot is grandfathered. Addition needs conditional use and variance. Wooded area between he and neighbor. Had checked with neighbor and he does not mind. On site inspection scheduled for Oct. 23, 1987 at 9:30 A.M. Anna, Roland and Larry to go. Board to act under Old Business at the November 9, 1987 meeting.

Micah Henson Map 11 Lot 16-3 Zone AR

Wishes to live in 5th wheel trailer while building house. In six weeks they plan on moving into cellar. He has power and well in. He has a self contained unit. Disposes of sewerage by digging a deep hole adding lime and closing the hole. Four to six weeks should have septic system in, waiting on Brian Howard. Carroll to put septic in as soon as Mr. Howard is finished. N. E. Log Subdivision. The Board expressed its major concern with the handling of the sewerage. Mr. Henson stated that he dumps about every other day. Dwayne Woodsome moved to issue permit allowing Mr. Henson to live in trailer for 30 days. Section 2.07. Before the board could extend this permit Mr. Henson must have septic tank installed. Corrective measures to be taken with current dumping of sewerage should contact Mr. Fay of G & F Septic Removal or someone in the same business and should have them hook on to the sewerage to dump occasionally. Mike Hammond seconded. Vote Unanimous.

Old Business:

Special Meeting with Westridge Commons scheduled for Nov. 5, 1987. Meeting of the Board at 7:30. To meet with Mr. Hall at 8:00 P.M. for Review of Public Hearing.

Board noted that all people, CEO, Selectmen should be informed of a multi-business subdivision (in house) in order for action to be taken.

Discussed possible upcoming subdivisions. Mr. Jones and Tony Andreottola were mentioned.

Willie's Little Ossipee Pizza does not feel that a 20 ft. entrance is adequate. Andrew Timmis informed the Board that he had informed the new owner that the storage shed which has the refrigerator in it would need Zoning Board of Appeals approval for it to remain. Letter from the Earl's was discussed the Board did not feel they had the right to request a fence to be put up on property line as requested in the letter. There is 60 ft. from the building to the property line not really enough room for cars to enter with any more than a 20 ft. opening without possible accident. At the meeting with the Selectmen held at the time of the Victualers hearing the selectmen assured the Planning Board that Willie's would be one business only with one entrance, one name, one cash flow. Dwayne Woodsome moved that a permanent fence 3 ft. high, post to frost line no further than 10 ft. apart be put along front with a 24 ft. entrance marked entrance and exit and be taken care of within 30 days. Roland Denby seconded. Vote Unanimous.

Send a response to Mr. Vitello concerning the Westridge Commons Public Hearing. Copies of pages of the zoning ordinance to be enclosed dealing with AR zone, in which the subdivision falls.

Minutes of October 14, 1987 to be corrected. East Village Hairstyling. Add: fence to be a permanent structure able to withstand the elements has to measure 3 ft. high with post to frost line, posts to be no further than 10 ft. on center apart. Must be maintained by owner. Terminous on both ends.

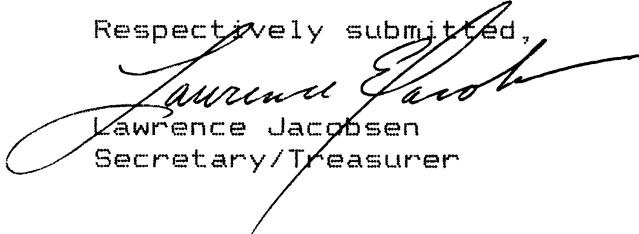
New Business:

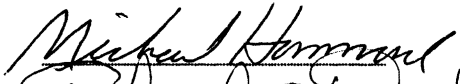
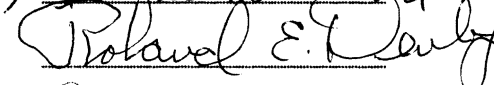
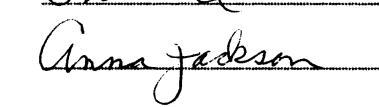
Lee Weeks information discussed at the beginning of the meeting.

Adjournment:

The motion for adjournment was made at 11:05 P.M.

Respectively submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

  
  
  
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