

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board November 9, 1987

Meeting called to order at 8:00 P.M.

I Rollcall: Anna Jackson, Roland Denby, Mike Hammond, Doug Foglio, Dwayne Woodsome. Anna Jackson was empowered to vote.

II Minutes: To be approved at Dec. 9, 1987 meeting.

III Communication and Bills:

1. Letter from Selectmen Re: Robert Jones
2. Memo from Selectmen RE: Preliminary Budget
3. U. of Maine Cooperative Ext. Service Letter (Patch)
4. Maine Townsmen article
5. Letters concerning Westridge Commons
6. Notice Re: Willies Ossipee Lake Pizza (Victualers, Innkeepers, Tavernkeepers License Hearing)
7. Letter from Selectmen Re: Saco River Corridor Comm. Appointment to Committee
8. Letter from Mr. Kenneth Nagy (old business)
9. Letter from Smith & Elliott Re: Janson Property
10. Maine Assoc. of Planners Re: Membership
11. November issue of UPDATE

1. Doug Foglio to research and forward information.
2. Roland Denby to work on Budget.
7. Roland Denby will serve on the Saco River Corridor Comm.
8. Mr. Nagy taken up under Old Business

Secretary instructed to send an acknowledgement letter to Mr. Randall in appreciation for comments and that his letter would be placed into the records.

Old Business:

Mr. Proach: On site committee reports that temporary placement of trailer requested is less than 100 ft. from the water. It would be simpler to place the trailer on the front of the lot. On the back they would need approximately 200 yds. of fill in order to place the trailer in this location. In the location requested it would be easier to remove the trailer. Frontage preferred to leave as is until after building the house. Landscaping to be completed at that time. In order to clear towards the water they could take no more than 40% of existing trees (Section 7.01). Anna Jackson moved that Mr. Proach be allowed to put the trailer on the lot for one year, no closer than 75 ft. of the high water mark with septic system in place. No occupancy permit to be issued until the trailer is moved. Section 4.03. Dwayne seconded the motion. Unanimous in favor.

Shawn Shoemaker: Approval for sidelines given by the Planning Board at their Oct. 14, 1987 meeting. At that time Mr. Shoemaker had no problem meeting his front setback. He was instructed by the Board to be sure he positioned the house properly possibly having a surveyor place this to insure correct placement. Mr. Shoemaker's construction crew has placed the foundation exactly 50 ft. from the road. Mr. Shoemaker needs a 2 ft. variance to place a 4 ft. deck and stairs on the front of the house as designed. Board could not grant a variance was up to the Zoning Board of Appeals. This was not a hardship it is man made. Mr. Foglio to meet with the Town Attorney on Thursday, Nov. 12, 1987 will discuss your case and get back to Mr. Shoemaker.

IV Appointments:

8:00 P.M.	Ray Janson	Map 4	Lot 31
8:30	Sumner Campbell	Map 6	Lot 27I
9:00	Kasprzak	Map 13	Lot 75A

Ray Janson

Map 4 Lot 31 Zone AR

Sketch Plan shown of Proposed Dayfield Condominium Subdivision. Preliminary subsurface is done and supplied to the Town Planner. Proposed 24 two bedroom units each having approximately 1150 sq. ft. each having a one car garage with placement of garages strategically to minimize drive entrances onto road in the development. Additional space will be provided for parking. This would be a private road, 600 ft. in length. Fire plug to be placed within development. Input from the Board was requested. With cluster style would leave 8 acres of open land to be left open. Driveways would be staggered. Propose a centralized bus stop and mailbox area. Two dumpsters provided near entrance. All units would be built on cement slabs. Showed sample drawings. Scheduled on site inspection Saturday, November 21, 1987 at 1:30 P.M. Also noted that a Public Hearing a possibility to get public opinion before too much money expended by the developer. The project to be clustered in less than 3 acres. Buildings not to take up 60,000 sq. ft. DEP approval on anything over 20 acres. Mr. Janson had inquired from DEP a need for approval. A David Hyott had informed him that approval from DEP was not necessary. The Board requested a written statement be issued from DEP. A water study would be necessary, with wells to be monitored. Board instructed Mr. Janson that a rough layout of the project would be necessary for the on site inspection. A more thorough study would be necessary by Mr. Bradley before he could offer an opinion. Seismic study currently underway by the town. Current subsurface testing shows 4 1/2 ft. to 5 1/2 ft. to water table where the septic system would be placed.

Sumner Campbell: Map 6 Lot 271

Property located beyond Star King Property. Approximately 100 ft. from the old bus turn around. Power to be brought in for the end of Middle Rd. Proposed project to be Duplex, eight units, with five acres allotted for each unit. To be rental units, two bedrooms each. A private road into the project. Middle road currently is not in proper condition and the Board members were concerned with the increase of between 8 and 16 more vehicles traveling on it. Floor plans were shown. Middle Branch Engineers are representing Mr. Campbell. Mr. Campbell stated they are doing the plans. The zoning would allow 8 units as a maximum dependent upon water survey results as to allowable number of units. Land was surveyed when purchased, copy of deed states 40 acres, land is well marked. Road into development to be approximately 282 ft long. Ed Bradley to review water survey for the Town. Mr. Large completed septic design. Planning Board very concerned on current road conditions. On Site Inspection scheduled for Sunday, November 22, 1987 at 9:00 A.M. Board instructed Mr. Campbell to clearly mark everything prior to the On Site Inspection.

Chairman requested members of the Board to review Section IV of the Zoning, concerning the power of the Board.

Ossipee Wood II Map 13 Lot 75A Zone AR

Previous plan submitted in both cases there was area left open towards the water. Two complete loops with a cul-de-sac and 68 acres of open space. Approximately

one mile from road to the water. Elevation on the river goes from 400 ft. to 310 ft. Aerial photos to be taken within the next month. The Board would be able to drive by vehicle around the entire development and walk through open space. Mr. Kasprzak commented about concerns on town maintenance of property to be given to the town. If not properly maintained it could be a nuisance to the property owners in the development. The town would have access to Lake Arrowhead. A foot path to the water or a road could be built for access to the water. The mineral rights to be kept by Mr. Kasprzak. The Conservation Committee might be interested in the management of the properties as a project. It would be necessary to lower the grade on one side of the proposed project. Would need a conditional use. There would never be more than 5 or 6 acres open at any one time. They would regrade and transplant trees from lot to newly excavated area. Saco River Corridor Comm. and DEP approval necessary. Intend to turn roads over to the town. Site walk scheduled for Monday, November 16, 1987 at 1:00 P.M. A Public Hearing to be scheduled later. Board to consider what direction to take on open areas. Currently the Town has no public access to Lake Arrowhead. Could involve a road and possibly a parking lot.

Zappala NO ACTION TAKEN

Dorothy Dugas Report of Committee; Mrs Dugas has a new camp. A set of steps to be removed. A 2 1/2 ft. cut newly dug into bank where the proposed deck is to be located. Boat House is a new structure in a new location. New camp is larger in dimension than the old cottage. She is putting fill in and it is washing into the lake. Committee recommends denial. Zoning Board of Appeals gave her permission after the Planning Board denied. She has septic system on town property. The Zoning Board of Appeals decision was for the dimension not to increase the size of the building. Dwayne Woodsome moved that building does not conform to the variance issued by the Zoning Board of Appeals and the Zoning Board of Appeals specifically states that the building dimension to remain the same as original structure. Adding a porch and deck would violate Zoning Board of Appeals decision. On Site Comm. recommended denial. Anna Jackson seconded motion. Unanimous decision to deny request for structure.

Planning Board send letters to Zoning Board of Appeals and Code Enforcement Officer that Mrs. Dugas appears to have violated the Zoning Board of Appeals decision and she has reconstructed a new boathouse with no permit from the Planning Board. That Mrs. Dugas has filled in a section of the lake and has instituted no erosion control.

Michael Libby has two cottages on a 2 1/2 lots wishes to replace cottage to year round home. To bring in proper sketch and a copy of the Deed. Does existant have 2 or 3 bedrooms? NO ACTION TAKEN

Mr. Nagy: According to the sketch mailed by Mr. Nagy the proposed 22 x 28 addition is to the front towards the water. Before the Board can take further action more information from Mr. Nagy is necessary. Secretary to notify Mr. Nagy.

Roland Denby would like to be appointed to the Saco River Corridor Commission. Secretary to notify the Selectmens Office.

Mr. Denby to do the Budget. Board suggests a price change on Subdivision cost.

The Motion to Adjourn was made at 11:00 P.M.

Respectfully submitted,

Lawrence Jacobsen
Lawrence Jacobsen

Michael Hamm
Robert E. Deuby
Anne Jackson
