

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE



Regular Meeting of the Planning Board

December 9, 1987

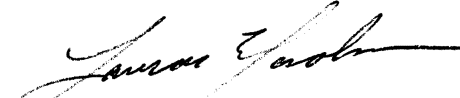
Meeting called to order at 7:45 P.M.

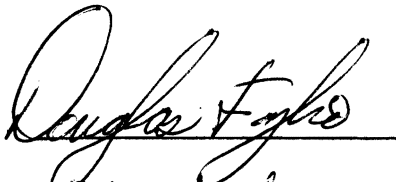
I Rollcall: Anna Jackson, Roland Denby, Michael Hammond,  
Doug Foglio, John Roberts, Larry Jacobsen. Anna and John  
were empowered to vote.

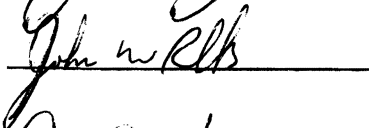
Michael Hammond moved to adjourn and re-convene the meeting the  
following evening at 7:30 P.M. John Roberts seconded the motion.  
Unanimous in favor.

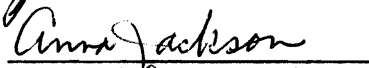
Meeting Adjourned at 7:50 P.M.

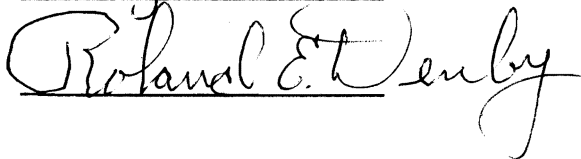
Respectfully submitted,

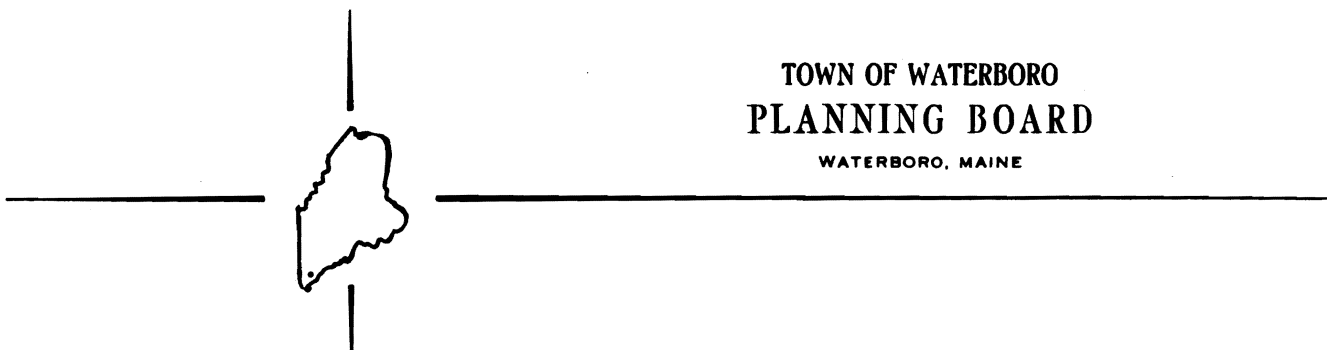
  
Lawrence Jacobsen

  
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TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE

Regular Meeting of the Planning Board December 9, 1987 Cont'd  
Meeting called to order at 7:45 P.M.

- I Rollcall: Larry Jacobsen, Anna Jackson, Roland Denby,  
John Roberts, Mike Hammond.
- II Minutes: To be approved at the end of the meeting.
- III Communication and Bills:
1. Thank You from Ruth Goodwin
  2. Letters from Smith & Elliott- Crabtree Subdiv. & SAD 57
  3. Letter from Board to Selectmen (Appointment to SRCC)
  4. Letter from Board to Mr. Nagy
  5. Letters concerning Mrs. Dugas
  6. Letter from Board to Mr. Randel
  7. Copies RE: Commercial Waste Haulers
  8. Copies RE: Town Profiles
  9. Communication from Dept. of Transportation-Traffic Vol.
  10. SRCC Application (Ernest Jeffery)
  11. Copy of PATCH UPDATE
  12. Letter from Board to Mr. Pennell
  13. Letter from Board to Paulette Davis
  14. Copy of Comm. to CEO
  15. Info from Selectmen's Office RE: Les & Wes Leighton
  16. DEP Report concerning Mr. Jones
  17. Notice of Decision on Mr. Niles from ZBA
  18. Notice of Meeting from Bureau of Public Administration
  19. Copies of information from Fuel Technologies, Inc.
  20. DEP info on solid waste landfill
  21. Proposed plan for gas station in S. Waterboro
  22. DEP information on SMF
  23. Budget Request for Selectmen
  24. December issue of UPDATE
  25. Letter from Maine Assoc. of Planners
  26. Letter from DuBois & King Inc.
  27. Letter and Enclosures from Stephen Kasprzak
  28. Letter from Selectmen RE: Purchase of GTE

- #2. Andrew to request further breakdown.
- #3. Reappointment to SRCC. Selectmen to clarify position.
- #8. Roland moved to appropriate \$25 to get a copy of Town Profiles in York County. Anna seconded the motion. Unanimous in favor.
13. Letter to Karen citing Paulette Davis? Further discussion to be brought up at next meeting.
15. To be discussed at the next meeting.
16. CEO & Deputy went to inspect Mr. Jones property. Mr. Jones gave permission in writing to dig anywhere on his property. To be brought up at next meeting for discussion.
25. Andrew to get information to bring up at the next meeting.
26. Andrew to speak with representative from DuBois when they come in. Andrew to follow up on information and report back to the Board.
28. AR Zone. Changing owner does not require Planning Board decision as long as use of building stays the same. Anna moved to send a letter to Mr. Richie for the Bank stating that changing ownership of a building does not require a Planning Board decision as long as the use of the building stays the same. Mr. Richie should pick up a copy of the Hazardous Waste Ordinance. DEP would have to check anyway. John Roberts seconded the motion. Unanimous in favor.

Nancy needs clarification of Section Mr. Pennell's case falls under to notify the Zoning Board of Appeals. Sections 2.08, 3.03.

Mr. Van Foglio, CEO , discussed with the Board a lot in Arrowhead that a Mr. Vining owns and Mr. Foglio has issued a building permit to. It seems that the green belt landlocks Mr. Vining's lot. Mr. Foglio requested the Board's input concerning this matter. The Board instructed Mr. Foglio to inform Mr. Vining that a plot plan should be submitted showing the proposed driveway before the Board could take action. The Board did not feel that this would be a problem for Mr. Vining.

#### IV Report of Officers and Committees:

Treasurers Report:

Balance \$932.21

V Appointments:

8:00 P.M.	Gordon Sanborn	Map 18	Lot 8	Zone V
8:30	Drown Realty	Map 2	Lot 9	Zone AR
9:00	Mike Glaude	Map 4	Lot 29	Zone AR

Gordon Sanborn Map 18 Lot 8 Zone V

Mr. Sanborn was present with attorney, Mr. West. Mr. West briefly described the history of the lot from the time that Mr. Atkinson, the former owner purchased it. There was a house and a mechanics garage on the lot at the time of purchase. Mr. Atkinson then moved the mechanics garage and built the existant building 70 ft. by 30 ft. The original use of the building was for Mr. Atkinson's electrical business and the upstairs to be used as a dance hall. Mr. Atkinson opened his Electrical business and next door on the ground floor opened a Coffee Shop. In 1983 Mr. Atkinson came before the Board to change the use of the upstairs proposed dance hall and convert it to two (2) convenience apartments and the remaining space to be used for storage. In 1985 Mr. Atkinson operated a swimming pool business and his electrical business out of the space that had been the coffee shop. Mr. Sanborn purchased the properties from Mr. Atkinson with the idea of having two (2) rental spaces on the ground floor and keep the existing 2 apartments and an office space now leased by Mr. Atkinson as well as the rental of the Home. Mr. Sanborn is asking to expand the usage from 2 apartments and 1 business to 2 apartments and 2 business as well as the house rental. The Board explained their concern over the Pool business and were in the process of trying to get the Pool business closed down, upon inquiry the Board was informed that the Business was For Sale. Upon receipt of this information the Board took no further action. The Electric Business and the Pool Business were under one ownership. Each apartment space on this lot should have 40,000 square ft. and each business 20,000 square ft. The lot is now over used. A grandfathered lot requires Planning Board Conditional Use. Mr. Atkinson also tried to rent a space to a Real Estate Business and was turned down. John Roberts moved that the Board allow Gordon Sanborn to use the Conditional Use Permit approved by the Board on May 5, 1983 which allows three (3) residence and one (1) business. Larry Jacobsen seconded the motion. Vote was three (3) in favor one (1) opposed. Mr. West expressed concern that Mr. Atkinson had not told Mr. Sanborn the entire story when selling the properties. Mr. West asked if the Board was questioned if they would forward information prior to the purchase of properties in the Town. The Board assured Mr. West that they would have no problem doing that.

Drown Agency

Birch Heights

Map 2 Lot 9 Zone AR

Rodney Chadbourne from Middle Branch Engineering was present representing the Drown Agency along with Mr. Lavalley, Mr. Yegge, and Mr. Libby. They are proposing a 37 lot subdivision package submitted Monday 12-7-87 to Mr. Timmis for review. All land is in Waterboro. The trailer in the field is on Mr. Fogg's property. They do not have their boundary survey as of this date but have 90 acres more or less. Board questioned the use of the land directly behind the proposed subdivision and the possibility of needing a right of way. Investigated and found that no land would be locked by the proposed subdivision. Board suggested a T turnaround for the snow plow instead of the proposed circle. Reference made to Bernadine Gerry subdivision also done by Mr. Chadbourne. Dimension of lots not available at this time. There will be a green belt limiting access to the road. There will be a dry hydrant on the Main Road from a 3 to 4 acre proposed pond. The pond would probably be commonly owned by the people in the subdivision as well as any other open areas. Pond to be used as the recreation area. Lots numbered odd 1-19 run up a ridge they are not in a low wet area. Separate wells and septic systems proposed. Lines well marked boundaries are not. Approximate to roads. Topography and boundary survey are not yet complete. Lots 21-36 are on the south facing slope. Slope plateaus half way through the lots, 250 ft. of lot on the ridge. A reason for the detention pond is to accept the surge of run off from the lot. The subdivision should not affect the Goodwins Mill Road. Reference made to the letter received from DOT concerning the Goodwins Mill Road. Project to go to DEP. Preliminary approval necessary before DEP will look at the subdivision plan. On site scheduled for December 16, 1987 at 9:30 P.M. Board suggested researching a new name for the subdivision. Three month time limit does not allow enough time for a water study. The intent of the time limit is more for the Board to act than for the developer to come back to the Board. Probable 2 to 3 bedroom houses would be dependent upon the buyers needs. Four to five months a comfortable time frame for reporting back to the Board after water study completed. John Roberts moved to accept sketch plan as received with the exception of a name change and waive Article VI, Section 11 for a period of six (6) months to submit the preliminary plan. Roland Denby seconded the motion. Unanimous in favor.

Mike Glaude

Map 4 Lot 29 Zone AR

In the process of purchasing three acres of land from Mr. Robert Jones. The lot would have 300 ft. frontage on Route 202. Use of property intended mini storage complex. A metal building intended. Largest unit size to be 10 x 24. Units to be varying sizes for rental use only. A fence as a perimeter not intended. A conditional use necessary. Board questioned land split possible subdivision. Discussion concerning new property purchased by Mr. Jones and did he realize that the new piece now becomes contiguous by zoning due to its being an undersized lot. Upon selling the properties Mr. Jones would have to deed the proper amount of property required by zoning (80,000 sq. ft.) with the building.

There would have to be conditions met by people renting storage areas to insure proper use of building. No hazardous materials will be allowed to be stored in the building. The area should have a green belt next to the road. On site scheduled for December 16, 1987 approximate time of 10:30 A.M. John Roberts seconded the motion. Unanimous in favor. To be discussed at next meeting. Please mark lot for the on site inspection.

#### VI Old Business

Dayfield Condominiums: Letter from Mr. Bradley given to Mr. Janson and representative. See Copy on File. Do not know until water study is done how many units the property will support. Larry Jacobsen moved to leave as a pending subdivision. Anna Jackson seconded the motion. Unanimous in favor. Pending passing of water study would the town accept this as submitted? Board would follow recommendation of the water study.

Campbell PUD: Hold until next meeting.

Ossipee Woods II: Hold until next meeting. Roland suggested everyone look the lot over if possible. Phase plan, front section to be developed first. The gravel extracted from first phase to be used to create the second phase etc., until complete.

Michael Libby: Zoning makes lots contiguous due to it being undersized. currently has two summer homes on the lot. Could we allow the two seasonal to change to one year round and one seasonal with lot never to be divided? Board should investigate the actual lot further before decision to be made. A copy of pages at the registry to be obtained.

Micah Henson: Anna moved to renew the conditional use permit issued to Micah Henson. John Roberts seconded the motion. Unanimous in favor.

#### VII New Business

Linda McKelvey: New England Log Home of Maine Country Estate. Information from Deeds to be sent to the Planning Board and forwarded to the attorney.

DuBois & King: Doug talked with the Finance Committee requesting monies to be appropriated to hire someone to help the Planning Board with ways to require subdivisions to use a Hydrogeologist approved by the Town or a list of Hydrogeologists acceptable to the Planning Board.

Mike Hammond moved to request Doug Foglio to contact the Selectmen to have a special Town Meeting to raise money to allow Planning Board to hire a consulting firm to help with our engineering, planning and development. Roland Denby seconded the motion. Unanimous in favor. A comprehensive plan will solve several things. Board instructed Andrew Timmis to investigate acceptable Hydrogeologist to the Planning Board to produce a list to be used by subdivision applicants.

Mr. Bob Fay's proposal to allow Planning Board time to come up with a comprehensive plan. We should also look at major and minor subdivision possibly to be handled differently. Water studies should require a more thorough one. We cannot collect impact fees without knowing where and how monies are to be spent. Need a capital plan. Planning Board can request development in stages.

Little Al's has skirted the conditions placed on the Victualer's License. Attorney reports conditions placed on the Victualer's License not binding. Possible court action under Conditional Use Violation.

Andrew suggested that the Board send a letter to the Assessing Office requesting that new lots brought in should be red flagged for research for checking for subdivision violation. No way currently to keep check of them. Mark could red flag to be reviewed.

Mike Hammond moved to accept the 10-14-87, 10-15-87, 10-22-87, 10-28-87, 10-28-87, 11-5-87, and 11-9-87 minutes. Larry Jacobsen seconded the motion. Unanimous in favor.

Motion to adjourn was made at 11:21 P.M.

Respectfully Submitted,

Lawrence Jacobsen

Ronald C. Taylor  
Michael Hammond  
Anna Jackson  
Richard E. Deuby  
John W. Roberts