

PLANNING BOARD

REGULAR MEETING

Town of Waterboro APRIL 12, 1995

Meeting called to order by Chairman, John Roberts at 8:00 p.m.

I ROLL CALL: Present were Roland Denby, Cindy Allen, Judi Carll, Dwayne Woodsome, Everett Whitten, Lawrence Jacobsen and Chairman John Roberts.

Roland Denby and Lawrence Jacobsen completed an on site inspection of the LaCourse property with Tim Nelson on April 13, 1995

II MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved and Cindy Allen seconded a motion to accept March 23, 1995 minutes. Vote was 5-0-0 in favor.

III COMMUNICATION AND BILLS:

IV TREASURER'S REPORT:

V APPOINTMENTS:

VI OLD BUSINESS:

LaCourse Foster Care Facility

Mrs. LaCourse noted that the Fire Marshall had inspected the building approximately six weeks earlier but they have heard nothing from the Fire Marshall. The Licensing Bureau does not issue the license until they hear from the Fire Marshall's Office.

Roland Denby reported that he, Tim Nelson and Larry Jacobsen had visited the location. There was a bit of concern as to how close Alder Acres was to this location and another small subdivision. The LaCourses own approximately eight acres of land and the property is well buffered. Roland had driven through Alder Drive prior to the inspection at the LaCourses and the requested use should not be a problem for anyone. There appears to be substantial parking. From a layman point of view the material being used in the construction stage is quality material. There are a few things that should meet requirements however the state licensing bureau should take care of them. If the use is maintained in good order this would be a beneficial use for the town and Roland could see no problem with the continuation of the project.

The state is farming people out everywhere. This property is isolated, located on a State aid road for easy access for ambulance and police service. If the clients they have are the usual the biggest problem will be the outsiders looking in.

In the original application the LaCourses requested ten boarders. At the previous meeting over six boarders would require a sprinkler system. The LaCourse would be happy with approval for six boarders. The Board noted that they could always return at a later to request permission for additional boarders.

Tim Nelson noted that the building is structurally sound and the LaCourse had worked with Denis Pratt, an engineer from Alpha One to insure compliance with A.D.A. accessibility. Good location believed the animals would be good for the boarders.

Tim noted possibly an alarm system should be tied into the police and fire units. Currently no regulations that would allow Code Enforcement to require them possibly the Board could consider this as a condition. Board members asked why this would be necessary? Mrs. LaCourse noted that a pull station could create more potential for problems. Smoke detectors are hardwired in series. The current phone system has designated buttons for emergencies.

Dwayne Woodsome moved and Judi Carll seconded a motion to grant the re-approval of a Conditional Use Permit issued January 28, 1988 with a change from ten boarders to six everything else to stand. Vote was 6-0-0 in favor.

Licenses should be submitted prior to issuance of Occupancy Permit.

ZONING BOUNDARIES

Dwayne Morin suggested the board consider moving the proposed boundaries for Residential Zone on Federal Street to the rear property of those property owners that are now located in a split zone; and,

was too large (leave the way it has been presented until after the next hearing)

Agriculture Residential should wrap around C & K Apartment Complex; and

Center Waterboro should the large parcel abutting the approved trailer park stay in the Village Zone? Those present felt that since the parcel is approximately 95 acres and has access from both Route 5 and the Townhouse Road it would be a good location for future Commercial growth; (agreed to leave this section as presented) and,

Area of Simonds Property that was proposed as F & A has potential for development due to good soils, access to state aid highway. Concern noted regarding spaghetti lots on the Townhouse Road. Larry Jacobsen also noted that the Board should keep in mind the right to request land from a developer for future recreational use. Number of acres in this area? Dwayne Morin thought about 200 acres. Larry noted that the board had the right to request 20 acres be set aside. Urban compact area has to start at a major intersection and Dwayne Morin did not see an immediate threat. (Those present agreed to change this area to A & R) and,

Village Zone in North Waterboro - some felt that the land area on the left side of Route 5

Discussion on the Bagley Road and Tim Woodward Road as to whether the Town has done work on the road. Questions regarding abandonment. Dwayne Morin noted that state law says work has to be substantial and it is believed that the work completed was incidental. Abandoned Road means the Town has done no substantial work, a road has to be discontinued in order for the land to revert back to the abutting property owners.

Selectmen Robert Fay was present.

New Map created? Should more colored maps be ordered. Dwayne Morin did not feel that more would be needed at this time.

Next Public Hearing would be for further review of the boundary changes, Shoreland Zoning changes and addition of recreational vehicle standards.

VII NEW BUSINESS:

VIII ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 8:53 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Poland E. Daily

Guthrie Allen

Judith Coe

John D. [Signature]
Everett Whittier
