

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

JULY 12, 1995

Meeting called to order by Chairman at 7:15 p.m.

- I ROLL CALL:** Present were Roland Denby, Everett Whitten, Cindy Allen, Judi Carll, and Larry Jacobsen . Roland Denby , Vice Chairman presided over the meeting.

Those present decided to hold election of officers at a time when all members could be present.

- II MINUTES OF PREVIOUS MEETINGS:** June 22, 1995 minutes

III COMMUNICATION AND BILLS:

1. Letter from K Lovell Re: Proposed changes to the Recreational Vehicle Ordinance

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:30 P.M. Guy Beaulieu Map 30 Lot 8 AR Zone

7:00 P.M. GUY BEAULIEU MAP 30 LOT 37A AR ZONE

Mr. & Beaulieu was informed by the Building Office that DEP approval of the reconstruction of a retaining wall. The application was hand delivered and signed the same day due to the danger the deteriorating wall presented. Photo's presented and placed on file. Currently an existing 1,000 gallon tank is on site. This has been pumped recently and given the okay by local septic pumping business. No leaks, very sound. Not looking to upgrade the system possibly in the future. It was believed that due to the septic system the cottage would never be able to be utilized as a year round home. New roof proposed. Kerosene stove was previously used within the cottage and has saturated exterior walls. Currently everything is open. No bedroom partitions. 7"/12" pitch proposed for new roof. The addition is for living space no additional bedrooms to be added. Replacing more than 50%. Some walls will be staying. Tim Nelson noted to the Board that by DEP standards if more than 50% is being replaced it is considered replacement (7.01 2.B.3.) Proposal placed on file provided by Mr. Beaulieu previously exceeded 30% the new proposal presented tonight does not exceed 30%.

Judi Carll moved and Cindy Allen moved to approve the renovation to the camp as presented, erosion/sedimentation control methods to be utilized, new structure to go no closer to water and structure to utilize existing foundation, cottage to remain seasonal and a contract for pumping of the holding tank with a schedule of pumping to be placed on file and an alarm be installed in the holding tank under Section 7.01 2. B. 1. a. , b. and 3. Vote was 4-0-0 in favor.

Roland Denby explained the concern of septic system.

Retaining wall - silt wall and construction planned immediately utilizing 6' x 6' pressure treated (salt treated) lumber, behind the existing wall. Rebar will be used to strengthen the new retaining wall.

Cindy Allen moved and Everett Whitten seconded a motion to approve the reconstruction of retaining wall at the edge of Lake Ossipee following all of the stipulations of DEP Permit by utilizing salt treated lumber, soil and erosion control methods under Section 7.01 2 B 3. Vote was 4-0-0 in favor.

Vegetation - mulch gravel to hold wall. Other walls as long as they are replaced as they are now would be okay.

VI OLD BUSINESS:

Mark Morin:

Mark is requesting permission to install an asphalt walk to the dock at the waters edge of Lake Ossipee. The land is primarily flat. DEP wrote a letter noting no regulations for such a project however the local ordinance and Planning Board could determine material to be used.

If asphalt was used the DEP suggested placement of shrubs up and down the walkway. The dock is constructed of aluminum proposed paved area would be 184 sq. ft.

The installer had informed Mr. Morin that the asphalt could be removed with hands and picks within 1 hour.

Patio blocks - Mr. Morin's father has installed patio blocks and they have shifted and makes it difficult in a wheelchair to maneuver.

Installer would be placing 6 inches of packed gravel under asphalt. Planning Board noted that a stipulation that once sold or no longer needed the walk would be removed.

Everett Whitten moved to approve the proposal with the addition of shrubs or vegetation to retard run off into Lake to be removed when sold construction utilizing 6" packed gravel and 2" asphalt,

Mrs. Morin noted that a set of steps would not be accessible if they added shrubs near the shore area. The dock rests on concrete. Motion dies for lack of a second.

Everett Whitten moved to approve 6" packed gravel with 2" asphalt, shrubs along water side of the walk 14 ft. across shore (low growing shrubs would be allowed).

Vote was 4-0-0 in favor.

VII NEW BUSINESS:

General discussion amongst Board members regarding the vote at Town Meeting over changes that were presented to the townspeople. Noted that by tabling articles the Board is not sure what message that sends to them. The less restrictive sections were tabled.

At the last council meeting discussion regarding balloting for changes instead of by warrant article. Dwayne Morin indicated that the Planning Board could request through the Selectmen a ballot vote as poposed to a vote from the floor of town meeting.

Cindy Allen moved and Judi Carll seconded a moiton to approve June 22, 1995 minutes. Vote was 4-0-0 in favor.

VIII ADJOURNMENT:

Meeting adjourned at 8:40 P.M.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Guthria Allen
Everett Whitten
Judith Carll

Richard E. Daily
Laurence Cook