

# PLANNING BOARD

## Town of Waterboro

REGULAR MEETING

AUGUST 9, 1995

John Roberts called the meeting to order at 7:20 p.m.

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

\*Larry Jacobsen moved and Judi Carll seconded a motion to bring Everett & Bonnie Whitten Gravel Extraction Project forward from Old Business for action. Vote was 4-0-0 in favor.

**Everett & Bonnie Whitten Map 5 Lot 40T AR Zone**

Silt fencing will be established Dwayne Morin suggested approval with suitable soil and erosion plan in place and restoration reclamation be completed six months after the end of the project using DOT specification for reclamation Section 657, and the excavation of gravel maintain 5 ft. minimum to the water table by means of test wells. A copy of DEP approval is on file.

Roland Denby moved and Cindy seconded a motion to approve the excavation project under Section 4.04 with suitable soil and erosion plan in place and restoration reclamation be completed six months after the end of the project using DOT specification for reclamation Section 657, and the excavation of gravel maintain 5 ft. minimum to the water table by means of test wells. Vote was 4-0-0 in favor.

**II**                   **MINUTES OF PREVIOUS MEETINGS:**

**III**                   **COMMUNICATION AND BILLS:**

**IV**                   **REPORT OF OFFICERS:**

**V**                   **APPOINTMENTS:**

7:15 p.m. Tom Dupuis Map 45 Lot 1448 R Zone  
7:30 p.m. Lewis Johnson Map 32 Lot 1B AR Zone  
7:45 p.m. Paulette Davis Map 38 Lot 43 AR Zone  
8:00 p.m. David Girard Map 44 Lot A443 R Zone  
8:15 p.m. Ronald Brown Map 34 Lot 3 AR Zone

**7:15 p.m. Tom Dupuis Map 45 Lot 1448 R Zone**

Mr. Dupuis has submitted a plot plan indicating that all setbacks can be maintained. This is a substandard lot and requires Planning Board review.

Mr. Dupuis informed the Board that he had indicated on his plan a 101 + footage on the front property line this is only because of the curve and does not really calculate to 101 ft. for use deeper into the lot. Mr. Dupuis is now requesting 30 ft. from the sideline of lot 1447.

A permit was issued for the abutting lot, however has expired. Mr. Dupuis indicated that the front door is planned to face 1447. Steps would go no closer than 30 ft.

Cindy Allen moved and Everett Whitten seconded a motion to approve under Section 2.08 and 4.02 maintaining 35 ft. from 1449, 50 ft. front yard setback and 35 rear with 29 ft. from sideline of 1447.

Discussion:

Tom Dupuis indicated he is building the house for himself. If given 30 ft. Tom could place the home on the lot as it would fit to meet those setbacks. Vote was 5-0-0 in favor.

**7:30 p.m. Lewis Johnson Map 32 Lot 1B AR Zone**

Mr. Johnson requested permission to reconstruct a home on this lot in 1991. That project was squashed and Mr. Johnson now would like to square off the cottage by adding a 12' x 16' addition going no closer to the side lot lines than existing structure. Seasonal use only intended by the owner. Mr. Johnson is planning to install a new septic system.

Larry Jacobsen moved and Cindy seconded a motion to re-approve under Section 2.08 utilizing plans from Hancock Lumber dated July 10, 1995, utilizing erosion control measures to protect existing road and a new septic system be installed prior to Occupancy Inspection. Vote was 5-0-0 in favor.

**7:45 p.m. Paulette Davis Map 38 Lot 43 AR Zone**

Dwayne Morin had reviewed the plan. Paulette indicated she would like to have a barn style roof at a later time. Paulette is requesting permission to construct a deck over existing roof and square off building as planned the it appears the expansion would be 29.38% expansion. The roof would have to be redone utilizing the same pitch if Paulette intends to re-roof the structure. Paulette asked if she would over 100 ft. from the normal high water mark would this make a difference. She felt some of what she has proposed does not fall in the 100 ft. setback. This would make a difference in the calculation of the 30% expansion rule.

Larry Jacobsen moved and Roland Denby seconded a motion to hold a on site. Vote was 5-0-0 in favor. Scheduled for Friday, August 11, 1995 at 9:30 a.m.

**8:00 p.m. David Girard Map 44 Lot A443 R Zone**

It appears that all setbacks can be maintained on this substandard lot in Lake Arrowhead. Cindy Allen moved and Roland Denby seconded a motion to approve the plan all setbacks to be maintained as indicated on plot plan presented under Section 2.08. Vote was 6-0-0 in favor.

**8:15 p.m. Ronald Brown Map 34 Lot 3 AR Zone**

Mr. Brown is before the board to request permission to replace an existing deck. Mr. Brown constructed the deck without permits and has removed the violation. Mr. Brown is before the board to request permission to construct a 13' 6" x 11' 9" deck with attached stairs going down to the water. This request appears to fall within the guidelines. It was asked if Mr. Brown could utilize four ft. landings instead of a 12 ft. long walkway. Mr. Brown agreed that he could utilize platforms. Tim Nelson indicated Mr. Brown would not be going closer to the water and Mr. Brown indicated his awareness to the issues involved. This would be a 21.18% expansion.

Roland Denby moved and Everett Whitten seconded a motion to approve under section 2.08, 7.01 2.B.1.A. expansion of 21.18% , erosion/sedimentation control measures to be in place and approve the stairs under section 7.01 2.A.5. with no platform larger than 4' x 4'. Vote was 6-0-0 in favor.

**VI OLD BUSINESS:**

Guy Beaulieu is back before the Board since he discovered he did not have a tank but a cesspool. Since this was different that the Board approve Tim placed a stop work and he is back for re-approval. A system is being designed by Albert Frick for a chamber system. The plans for the cottage have not changed. Previous approval was for a Holding Tank with alarm system.

Mr. Beaulieu indicated to the Board that he is still utilizing a one room concept however a site evaluator designs a septic system by the number of bedrooms that is why the area notes design for two bedroom. Concern for neighbors well location. As a last resort a holding tank with an alarm would be used. Holding tanks are allowed as replacement systems. Not allowed as a new installation.

Roland Denby moved and Cindy Allen seconded a motion to approve the permit with no Occupancy Permit being issued until an approved HHE 200 is installed be it a septic system or a holding tank. Stop work until system is designed. Vote was 6-0-0 in favor.

**VII NEW BUSINESS:**

**Election of Officers:**

John Roberts opened nominations for Chairman. Judi Carll nominated Cindy Allen for Chairman and she accepted the nomination. Nominations ceased Secretary cast one vote. Cindy Allen the newly elected Chairperson.

John Roberts opened nominations for Vice Chairman. Cindy nominated Judi Carll . Judi declined the nomination.

Judi Carll nominated Roland Denby for Vice Chairman. Roland accepted the nomination. Nominations ceased Secretary cast one vote. Roland Denby the newly elected Vice Chairman.

John Roberts opened nominations for Secretary/Treasurer. John Roberts nominated Dwayne Woodsome. Dwayne accepted the nomination. Vote was 6-0-1 in favor.

New Slate of Officers:

Cynthia Allen, Chairperson  
Roland Denby, Vice Chairperson  
Dwayne Woodsome, Secretary/Treasurer

**VIII**            **ADJOURNMENT:** Meeting adjourned at 8:39 p.m.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

Cynthia Allen  
Everett White  
Judith Carll

Roland E. Denby  
Laurence Jacob