

PLANNING BOARD

Town of Waterboro

Regular Meeting

November 8, 1995

Meeting was called to order by Chairman, Cindy Allen at 7:07 p.m.

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

II **MINUTES OF PREVIOUS MEETINGS: October 26, 1995**

Dwayne Woodsome moved and Roland Denby seconded a motion to approve October 26, 1995 minutes. Vote was 3-0-1 in favor.

II **COMMUNICATION AND BILLS:**

1.

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

7:15 p.m. Armand Desrochers Map 29 Lot 14 AR Zone

7:30 p.m. David Girard Map 44 Lot A358 R Zone

7:45 p.m. Renald Collins Map 45 Lot 1587 R Zone

8:00 p.m. Al Broomhall Map 16 Lot 19 AR Zone

7:30 p.m. David Girard Map 44 Lot A358 R Zone

Mr. Girard is requesting permission to construct a home on this lot in Lake Arrowhead. All setbacks can be maintained. This lot is on the corner of Timberline and New Dam Road.

Dwayne Woodsome moved and Everett Whitten seconded to approve under Section 3.03, 2.08, 3.05 and 4.02 all required setbacks be met. Vote was 4-0-0 in favor. Mr. Girard asked if the building permits could be processed quickly since Lake Arrowhead does not allow connections to the water system after November 15, 1995.

7:15 p.m. Armand Desrochers Map 29 Lot 14 AR Zone

Mr. Descrocher is proposing renovation of three cottages on this lot. The Green cottage is closest to the lake it sits approximately 28 ft. from the high water mark. The cottage measures 24' x 23' the steps have been taken off due to the unsafe nature. An addition is proposed to the side and a full foundation is proposed with a daylight basement.

Tim indicated his concern with the trees and canopy opening which is restricted in the shoreland zone. Tim had counted eight trees that would need to be taken down to allow for the foundation and suggested hiring a Licensed Forester to assist the Desrochers determine the correct canopy opening.

Tim and Dwayne Morin had been out and took pictures using the video and this was viewed by those in attendance. The red cottage is approximately 56 ft. from the high water mark to the front of the cottage and again large trees and the canopy are a concern. The third cottage is yellow and is more than 100 ft. from the high water mark of Ossipee Lake. The proposal is to jack the yellow cottage and set it over. This cottage would then be in between the red and green cottage but a minimum of 100 ft. from the water.

A functional divide was questioned. Dwayne Morin informed the Planning Board that if the cottages were owned by different owners a functional divide would be feasible with all buildings being owned by one person the property cannot be split. It was asked if the 30% was on each building. Dwayne Morin confirmed that each building is allowed 30% expansion not collectively for the lot they're on.

In review of the plans submitted Dwayne Morin indicated that the calculation of the proposed additions were about 10 sq. ft. over the 30%. Mr. Desrocher indicated that there was a set of stairs off the front that he took down due to the hazardous nature of the stairs. Mr. Desrocher indicated that he would make the deck smaller to comply with the 30% if necessary. It was asked by Larry Jacobsen how much of the cottage would be a part of the structure? Mr. Desrocher indicated basically it all needed to be replaced. If he could replace it it would be preferable. Tim Nelson indicated that DEP regulations state that more than 50% is considered replacement. The building is in bad shape. Mr. Desrocher thought it could be salvaged if necessary.

Tim Nelson indicated that the structure could be placed further away from the water. Fewer trees would need to be cut if the structure were moved. Mr. Desrocher indicated that if he went back too far from the water he would lose the daylight basement.

John Roberts moved and Everett Whitten a motion to allow reconstruction of the cottage with the provision that it be moved a minimum of 15 ft. further back from the existing structure location and Mr. Desrocher re-align the deck to maintain the 30%, sill plate not the move more than the 3 ft. under section 3.03, 3.06, 2.08, 4.02 and 7.01 2.B.1.A., . B. 1. B., 2. B. 2., 2. B. 3 and soil and erosion control methods to be utilized during construction. Vote was 5-0-0 in favor. A new septic system has been designed utilizing three tanks and one field.

A new roof with a different pitch and a small addition is planned for the red cottage. No final plan is on file at this time for this project. Mr. Desrocher would like verification from the Board that this could be done since he currently has a purchase and sales agreement contingent on the approval from the Planning Board.

John Roberts moved and Roland Denby seconded a motion that the red camp be approved for construction not to exceed 30 % upon presentation of a final plan to the Board under Old Business under section 3.03, 3.06, 2.08, 4.02 and 7.01 2.B.1.A., . B. 1. B., 2. B. 2., 2. B. 3 and soil and erosion control methods to be utilized during construction. Vote was 5-0-0 in favor.

John Roberts moved to amend his motion to approve the project proposed to the green cottage to include the installation of the septic system prior to the Certification of Occupancy on the Green camp, Everett Whitten seconded the motion. Vote was 5-0-0 in favor.

The third building is located more than 100 ft. from the normal high water mark of Ossipee Lake and Tim could issue the permit upon presentation of a completed building application. Dwayne and Tim to help set the bench mark.

7:45 p.m. Renald Collins Map 45 Lot 1587 R Zone

Mr. Collins is requesting permission to construct a home meeting all required setbacks on a non-conforming lot in Lake Arrowhead Subdivision.

Dwayne Woodsome moved and John Roberts seconded a motion to approve the request all setbacks to be maintained under section 2.08, 4.02, 3.03 and 3.05. Vote was 5-0-0 in favor.

8:00 p.m. Al Broomhall Map 16 Lot 19 AR Zone

Mr. Broomhall is requesting permission to construct a handicap ramp on the front of his home on Route 5 in North Waterboro. Due to the nature of the request and the time of year Tim Nelson has placed Mr. Broomhall on the agenda. The existing steps on the front of the house are about 2 ft. The steps are about 30 ft. from the edge of the road and about 12 ft. from the edge of the Right-of-way. The side door cannot be utilized due to the elevation of the door and the land. It was discussed how close to the house the ramp should be placed. The shrubs should be moved to allow the ramp to go no closer to the road than necessary.

John Roberts moved and Everett seconded a motion to allow the handicap ramp under section 7.05 and before the permit is picked up Mr. Broomhall present in writing the information as required under items #4, 5 and 6 of this section staying as close to the house as possible with the ramp. Vote was 5-0-0 in favor.

VI OLD BUSINESS:

1. Change in ordinance to deal with structures that do not comply with the setback requirements as indicated in each zone.

Dwayne Morin explained that the Selectmen have requested the Planning Board present a change in the ordinance that would deal with structures that have not been constructed in the required building envelope meeting required setbacks for each zone in the Town of Waterboro. Over the years the Selectmen have had consent agreements that have been created due to the many violations that have turned up during a Class "D" mortgage surveys for re-mortgages. South Portland passed something similar however also stipulated that from the date of approval each new structure must prove compliance with the ordinance by means of a survey.

Board members asked why this was being presented to the Planning Board? It is an ordinance change and therefore the Selectmen have requested the Planning Board review this for presentation at the Annual Town Meeting.

Dwayne Woodsome moved and John Roberts seconded a motion that the Selectmen take care of the problem. Vote was 3-1-1 in favor.

The Board are not surveyors and the board does not require surveys unless a subdivision.

VII NEW BUSINESS:

1. Vote from Planning Board as a Directive for Board of Selectmen
Re: Town Planner Position

Dwayne Morin indicated that his recommendation to the Board of Selectmen had been not to hire a Planner. John Roberts and Dwayne Woodsome agreed but if the Planning Board is hit with a large amount of development that could change. The amount of planning that Dwayne does is about 20% of his job. SMRPC could be used however they may not be around. Dwayne indicated that the Executive Director has just left and they are down to three people in the office.

Roland Denby believed that the Board needed a Town Planner. They need someone knowledgeable to handle with expertise the information coming from the state. The Board members don't have enough time. Who will be here on a daily basis? Why should people go to individuals at their home or place of business to get answers?

Possibly request that the position may involve working with the Planning Board. A Selectmen's Assistant may not know a lot about Planning Issues.

Requested a meeting be set up for November 21, 1995 with the Selectmen. Sharon to send Board members a reminder.

VIII ADJOURNMENT: Meeting adjourned at 9:03 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Cynthia Allen
Errett F. White
Lawrence

