

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

JULY 25, 1996

Meeting called to order by Vice Chairman, Roland Denby at 7:30 p.m.

I ROLL CALL: Present were Everett Whitten, John Roberts, Judi Carll, Douglas Foglio and Roland Denby, Vice Chairman.

II MINUTES OF PREVIOUS MEETINGS: June 12, June 27 and July 10, 1996
July 10, 1996 minutes indicate Cindy Allen was present that should be changed to read Judi Carll. John Roberts moved and Everett Whitten seconded a motion to approve the June 12, 1996 and June 27, 1996 minutes as amended. Vote was 3-0-1 in favor.

III COMMUNICATION AND BILLS:

1. Letters from Southern Maine Regional Planning Commission
2. Woodard & Curran Re: Townhouse Road Subdivision
3. Minutes of Alfred Planning Board Meeting with Maine Cranberry Company

IV REPORT OF OFFICERS:

V APPOINTMENTS:

Michael Linskey Map 38 Lot 11 AR Zone
Mark Morin Map 41 Lot 26 AR Zone
Robin Stackpole Map 44 Lot A562 R Zone
Martha Cognato Map 21 Lot 20 V Zone
Brian Gagne Map 5 Lot 53 AR Zone
Keith Montpass Map 28 Lot 45 AR Zone
Custom Built Homes of Maine Map 43 Lot 868 R Zone

Michael Linskey Map 38 Lot 11 AR Zone

Mr. Linskey is requesting permission to landscape his property by means of terracing the property towards Ossipee Lake going no closer than 49 ft. to the normal high water mark of the lake. He is trying to prevent washout and erosion. Mr. Linskey has submitted a Permit By Rule to DEP. The retaining wall will be approximately 48 ft. in length.

John Roberts moved and Everett Whitten seconded a motion to allow construction of the retaining wall as presented once they have waited the 14 days required for the Permit By Rule from DEP to become a valid permit. Approval under Article 7, Section 7.01, Item 6. Storm Water Runoff, of the Waterboro Zoning Ordinance. Vote was 4-0-0 in favor.

Custom Built Homes of Maine Map 43 Lot 868 R Zone

The applicant has presented plans for a 24' x 36' raised ranch home to be placed on lot #868 in the Lake Arrowhead subdivision meeting all required setbacks. This is a non-conforming lot that requires review by the planning board under section 2.08. The applicant received his approval at a hearing July 24, 1996. A copy of the permit should be forthcoming.

Douglas Foglio moved and John Roberts seconded a motion if all setbacks could be met upon receipt of the Saco River Corridor Commission Permit the Code Enforcement Officer can proceed with the issuance of a Building Permit under Section 2.08 of the Waterboro Zoning Ordinance. Vote was 4-0-0 in favor of the motion.

Mark Morin Map 41 Lot 26 AR Zone

Mr. Morin is requesting permission to construct a free standing garage 24' x 32' on this parcel meeting the required setbacks from the water, sidelines and front property line abutting Silas Brown Road. The proposed garage has a drive through design to allow Mr. Morin better access with the storage of his boat. This falls under section 2.08 of the Waterboro Zoning Ordinance since it is a non-conforming lot.

John Roberts moved and Everett Whitten seconded a motion that Mark Morin be allowed to construct the garage under Section 2.08 and as per plan presented dated 7/25/96. Vote was 4-0-0 in favor of the motion.

Robin Stackpole Map 44 Lot A562 R Zone

The Stackpole's are requesting permission to add a second story to an existing structure in the Lake Arrowhead subdivision. This is an upward expansion to a conforming structure on a non-conforming lot. The addition will have a gambrel style roof and as presented would not violate the required setbacks. Mr. Stackpole indicated that the existing bedrooms will be remodeled into a dining room, and a den. The septic design would allow the expansion.

John Roberts moved and Douglas Foglio seconded a motion that the Stackpoles be allowed to add the second story with three bedrooms, any additional bedrooms would require a new septic design under Section 2.08 of the Waterboro Zoning Ordinance. Vote was 4-0-0 in favor of the motion.

Brian Gagne Map 5 Lot 53 AR Zone

Mr. Gagne is requesting permission to repair automobiles, small trucks, all-terrain vehicles, outboard motors, lawn mowers and snowmobiles in the garage rental building located on Route 202/4 owned by Pat Papa previously owned by Ray Janson. The use is noted as an allowed Conditional Use. The number of uses on this property is in order with previous approval by the board housing five (5) uses. Storage of vehicles and of oils, gasoline and other materials during the repair process should be addressed.

John Roberts moved and Everett Whitten seconded a motion to grant approval of the use under Sections 3.06, 3.09, Item #30, 4.01 and 4.02, all repairs be completed inside the building so that any spills would be contained within the building.

Storage of vehicles? Currently there are four vehicles on site those will be moved. The only vehicles parked in the future will be those being worked on. No sale of vehicles intended just repairs. Vote was 4-0-0 in favor of the motion.

Keith Montpass Map 28 Lot 45 AR Zone

Mr. Montpass has a cottage in Black Cove. The cottage is currently on concrete blocks. Mr. Montpass would like permission to relocate the cottage as indicated on the plot plan presented

which would allow the construction of a deck and remodeling of the porch. Mr. Montpass is trying to straighten the cottage on the lot. A new septic design is on file.

John Roberts moved and Judi Carll seconded a motion to allow Keith Montpass to relocate and expand his structure, expansion be no greater than 30% under Section 2.08, 4.02 and 7.02, 2.B.1., 2. And 3. Of the Waterboro Zoning Ordinance and that a new septic system be installed and soil and erosion methods be utilized if applicable during the excavation project. Vote was 4-0-0 in favor.

Martha Cognato Map 21 Lot 20 V Zone

Mrs. Cognato is requesting permission to utilize the area previously known as Tony's Sub Shop for a rental unit. When the sub shop closed the Cognato's came in to see the Code Enforcement Officer to change the use to storage for the parts store. The use for the part store changed from a 20,000 sq. ft. use to a 40,000 sq. ft. use. The Cognato's are now requesting the downsize of the space for the part store to allow for a rental space. The sub shop has been closed for approximately two years. The lot size is over ½ acre and the Cognato's believe the septic tank is a 1,000 gallon tank.

John Roberts moved and Douglas Foglio seconded a motion under Section #3.09 they can have two 20,000 sq. ft. permitted business and that if the business requires an updated system that a new one be installed prior to the rental of the space.

Doug noted that the zoning ordinance does not address the water system however Doug noted that the board should encourage people to hook on to the system. Parking available is six spaces plus in between the buildings for help or additional parking in the back yard. Vote was 4-0-0 in favor of the motion.

VI OLD BUSINESS:

Jerry Hotchkiss Map 33 Lot 47 AR Zone

Mr. Hotchkiss received approval for a 28.75% expansion of his cottage. During the construction process he realized that they had no interior access to the basement area of the cottage. He is now proposing a solution that would add 152 cubic feet to the size of the cottage out of an available 155.7 cubic feet.

Doug Foglio moved and John Roberts seconded a motion to grant approval of the change as presented and as previously approved. Vote was 4-0-0 in favor of the motion.

VII NEW BUSINESS:

1. Election of Officers

Roland indicated it was election of officers and opened the floor for nominations for chairman.

Everett Whitten moved to wait until a full board was present. There was no second to the motion. Motion failed. After discussion of those members present it was the general consensus to have Sharon send a notice to all members of the board indicating that election of officers will be held at

the August 14, 1996 meeting. This should allow all members of the board to be present to allow for a vote of the full board for officers for the ensuing year.

Chairman of the Board of Selectmen, Robert Fay was present and asked if he wished to speak with the board. He informed the board that he would like to address the board sometime in the future, not at this meeting.

Doug Foglio noted that there used to be a committee that completed on site inspections and reported back to the board at regular meetings. Polaroid photos were taken and/or a video was made of the visit. He felt that this was something that is very helpful to the board.

Roland Denby indicated that the board had gotten away from the on site inspections since Mr. Morin had left. Photos of the town to see how the town has progressed and developed would be helpful also to the board. Doug noted that he has a collection of old post cards that would help with the history. Douglas also noted that he felt the Planning Board should take an active role in the re-naming of the roads with the E911 program.

Discussion of holding one additional meeting night per month for planning issues.

Doug indicated that in certain instances he believed that Home Rule should govern if the regulations are state then let the state enforce their own regulations. It was noted that Shoreland Zoning was mandated by the State of Maine and Dianne Holden indicated that each member of the Planning Board was sworn to uphold all local, state and federal laws.

The Board of Selectmen have requested in a memorandum that a time be set aside on the agenda when needed for them.

Roland Denby volunteered to be a member of a committee to visit sites.

Bernstein, Shur and Nelson are the new attorney's for the Town of Waterboro.

Areas noted for future discussion and review of the board are as follows:

On Site Inspections	Home Occupations
Extra Meeting Workshops	Pictorial History
Ossipee Lake Tour	Zoning Changes For Annual Town Meeting

VIII ADJOURNMENT: Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer





