

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

August 22, 1996

Meeting called to order by Vice Chairman, John Roberts at 7:39 p.m.

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Letter from Crane Environmental Assoc. Re: Change in James Hamilton Sludge Permit
2. Shoreland Zoning News
3. Minutes of Alfred Planning Board Meeting

IV REPORT OF OFFICERS:

V APPOINTMENTS:

Raymond Marcotte Map 42 Lot A276 R Zone

Mr. Marcotte is requesting relief from a front yard setback and a rear setback. The proposed location of the house indicates that the front yard setback from New Dam Road can be met. The house is shown facing Greenfield which Mr. Marcotte indicated would allow the construction of a garage in the future. John Roberts indicated that the board could not grant a front yard variance as presented but they could give relief if the house were facing New Dam Road. Sharon Abbott noted that the ordinance calls both property lines abutting New Dam and Greenfield as front property lines. John Roberts indicated that precedence had been set by the board in the past. A buffer could be maintained from Greenfield. The board indicated that they could grant the approval to build a home if it were proposed to be facing New Dam, or they could deny the request and forward the applicant to the Zoning Board of Appeals. Mr. Marcotte did not feel he had much of an option and requested action by the Planning Board.

Roland Denby moved and Judi Carll seconded a motion to grant Mr. Raymond Marcotte a permit that sets the front of the house from New Dam Road a minimum of 50 ft. and a minimum of 30 ft. from Greenfield and 30 ft. from the sideline of lot A275 and the rear setback of 35 ft. be maintained so that the front door faces New Dam Road under Section 2.08, and 4.02 of the Waterboro Zoning Ordinance. Vote was 3-0-0 in favor of the motion.

Fernand Champagne Map 42 Lot A186 R Zone

Mr. & Mrs. Champagne were requesting permission to construct a single family home on this lot in Lake Arrowhead Subdivision. Mr. Champagne indicated on the plot plan that he could maintain 35 ft. sideline setbacks however if they could allow the use of 33 ft. sideline setbacks then it would give the applicant two feet for error.

Thirty three ft. is including the drip edge of the building. It was noted that Mr. Champagne is cautious since he utilized a surveyor and the house was constructed in the wrong location.

Judi Carll moved and Roland Denby seconded a motion to approve Mr. Champagne request to build a home on Lot A186 meeting front and rear setbacks with the use of 33 ft. sideline setbacks under Section 2.08 and 4.02. Vote was 3-0-0 in favor of the motion.

Renald Collins Map 42 Lot A207 R Zone

Timothy Greaton was present representing Renald Collins. All setbacks can be maintained as per plot plan presented with the application.

Roland Denby moved and Everett Whitten seconded a motion to approve Mr. Collins request provided he maintains all setbacks under section 2.08 and 4.02 of the Waterboro Zoning Ordinance. Vote was 3-0-0 in favor of the motion.

Roland Denby moved and Everett Whitten seconded a motion to purchase ten copies of Planning and Land Use Laws. Vote was 3-0-0 in favor of the motion.

Mr. Greaton asked if he could address the board regarding the issue of setbacks which do not take into consideration the need to have the house facing the road to allow for construction of a garage sometime in the future. The salability of the lot is something that he feels the board should take into consideration when granting permission to build. John Roberts indicated that it was precedence of the board not to grant front door - front yard setbacks.

Roland indicated that the building office should be allowed to issue building permits on non-conforming lot when the required setbacks can be maintained. Sharon to contact town attorney to have something drafted to this effect for vote at a Special Town Meeting or the Annual Town Meeting.

VI OLD BUSINESS:

Kasprzak Landbank, Inc - Signing of Final Plan

Sharon asked if once the Final Plan comes into the office if the four members who approved the subdivision would come in for signing. Sharon to call members upon receipt of the final plans for Townhouse Woods Subdivision.

VII NEW BUSINESS:

VIII ADJOURNMENT: Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Everett Z. White
John R. B.

Poland C. Deby
Quinn Carl