

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Special Meeting of the Waterboro Planning Board May 23, 1988

Meeting Called to Order at 8:08 P.M.

I ROLLCALL: Anna Jackson, Lawrence Jacobsen, John Roberts, Roland Denby, Douglas Foglio.

II MINUTES:

III COMMUNICATION AND BILLS:

IV REPORT OF OFFICERS:

V REPORT OF TOWN PLANNER:

VI APPOINTMENTS:

8:00 P.M. Richard Sears
8:15 P.M. Mr. Forshner
8:30 P.M. Bernice Fields
8:45 P.M. Roland Smyth
9:00 P.M. Mr. Wishart

8:00 P.M. RICHARD SEARS

Mr. Sears owns a lot in Bassland Acres. He is requesting position change of driveway. There is quite a drop off in the designated area as per Final Plan of Bassland Acres. Mr. Sears presented pictures to the Board showing the area of concern. Final Plan reviewed it is believed that the abutting lot is to share the drive as a common drive and the expense of the drive to be equally shared. Code Enforcement Officer and Town Planner had been up and investigated but lot lines were hard to establish. Glen Bean to do the excavation. Pictures were okay but board felt that an on site inspection was necessary. Deed was checked for the sharing of a common right of way. The board follows a certain criteria for drives accessing onto roads in the town. For Mr. Sears sake an on site would be necessary scheduled for June 1, 1988 at 9:30 A.M. Board to meet at the Town Hall.

8:15 P.M. LAWRENCE FORSHNER

Mr. Forshner wishes to enclose existing deck and put a room under it. Deck is 16 x 24 and is 75 ft. from the lake. Mr. Forshner has owned the cottage for approximately one and one half years. Did Mr. Forshner know how long the deck had been existing. This would need to be determined before the Board could take action. The State Shoreland Zoning does not allow the Board to grant such requests. If the deck were constructed prior to Zoning then it could be considered grandfathered. Board could not allow expansion towards the lake. If Mr. Forshner wanted the Board have to deny and he could then appeal to the Zoning Board of Appeals. The house was believed to be grandfathered and the Board could grant conditional use to build within 10 ft. of the property line or 20 ft. from next cottage or Mr. Forshner could withdraw his request.

Mr. Forshner withdrew his request after lengthy discussion of the Board.

8:30 P.M. BERNICE FIELDS MAP 19 LOT 8 V ZONE

Mrs. Fields and Gloria Ross presented plans for a studio apartment above a new garage and breezeway. The apartment would have a bedroom kitchenette and a family room or den. A two car garage would be under this apartment. The existing garage would be torn down or moved. Board discussed several areas of concern.

1. Approximate size of lot one acre.
2. If a kitchen were placed in the apartment this would then be classified as two residences and the lot is not large enough.
3. Doorways off the breezeway to be used as free access to the apartment and Mrs. Fields home.

The Board would check with the Town Attorney for further input. Notification would be sent and Mrs. Fields would be asked to return under Old Business.

8:45 P.M. ROBERT SMYTH

Mr. Smyth had a representative present. His appointment was scheduled for September and he had not yet been to Saco River Corridor Comm. Due to the large amount of time to get before the Board Mr. Smyth had not been in pushing. He wishes to build a 26 x 36 cape. Board normally acts after Saco River Corridor Comm. has made their recommendations. Mr. Smyth to come back under Old Business after receiving Saco River Corridor Comm. approval.

9:00 P.M. EVERETT WISHART

Mr. Wishart present pictures of cottage. He would like to add a dormer and change the pitch of the roof for the kitchen to allow for cathedral ceilings. Board to make an on site inspection on Wednesday, June 1, 1988 directly following the previously scheduled on site of 9:30 a.m.

VII OLD BUSINESS:

VIII NEW BUSINESS:

IX ADJOURNMENT:

Meeting adjourned at 9:37 P.M.

Respectfully Submitted,

Lawrence Jacobsen
Secretary/Treasurer




