

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MAY 26, 1988

MEETING CALLED TO ORDER AT 8:25 P.M.

I **ROLLCALL:** Michael Hammond, Anna Jackson, Roland Denby, John Roberts, and Lawrence Jacobsen.
Also present was Mr. Roger Elliott, Attorney for the Town of Waterboro.

II **MINUTES:**

III **COMMUNICATIONS AND BILLS:**

1. Letter from Jensen Baird Gardner & Henry
2. Letters from K. Lovell Re: Balckburn, Re: Owen
3. Letter from Conservation Committee
4. Letter Re: BCI Geonetics, Inc.
5. Letter from D.L. Punch Jr., Inc.
6. Letter from Kevin Grimes
7. Letter from Dubois & King, Inc.
8. Letter from Selectmen
9. MAP
10. Info from Zoning Board of Appeals
11. SRCC
12. Letter from City of S. Portland
13. Maine Business Indicators
14. Memo from Health Officer

Letter presented to the Board from Attorney Re: Jones Property rental trailer lunch wagon.

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **REPORT OF TOWN PLANNER:** Continued until later in the meeting.

OLD BUSINESS:

RIDGE SUBDIVISION: John Roberts moved to accept the Final Plan of Ridge Subdivision as shown on Plan. Roland Denby seconded the motion. Three in favor.

VI **APPOINTMENTS:**

8:00 P.M. DESIGN PROPERTIES
8:30 P.M. LIONEL BELANGER
9:00 P.M. FALL LOT ESTATES

8:00 P.M. DESIGN PROPERTIES MAP 10 LOT 7-1 ZONE F&A AND C

Proposing a three lot subdivision. Entire parcel needed to go through subdivision process if the lot were split due to its having been split once before. Since subdivision was necessary developer was trying for three lots. Lots size to be seven acres. Calculated on 2/3 of zone. No records were found on the width of the Middle Road developer believed that the three rod road applied.

Recommendation from Mr. Elliott to go to the Zoning Board of Appeals for a Variance. No provision in the ordinance that handles this type of problem. These were undersized lots. No one proposed lot has proper amount of land for Zoning requirements. Creating more lots than the land will bear. Options are:

1. Zoning Board of Appeals
2. Create two lots that meet zoning requirements
3. Forget the whole project
4. Contact Selectmen to change zoning
5. Purchase seven more acres

Planning Board doesn't have authority to allow less than 10 acres per lot. Zoning Board of Appeals has that authority. No procedure set at this time. Will need to come bac with a new sketch plan. Public Hearing and on site usually done before acceptance of Sketch Plan. This could be kept under Old Business until solution could be presented in a new Sketch Plan.

8:30 LIONEL BELANGER MAP 7 LOT 76 ZONE AR

Cul-de-sac meets standards set by the Town. Greenbelt? Why is this necessary? Required as per Subdivision Ordinance. Lots are not marked out. Have you considered installing a water line? Mr. Belanger had not. There are currently three test pits that Mr. Dick Sweet has been evaluating for about four months. Mr. Belanger has no plans to build just in subdividing the parcel. How soon could Mr. Belanger have the lots marked. He could have them ready this weekend. Mr. Belanger has a copy of the road standards. On site scheduled for Wednesday, June 1, 1988 at approximately 11:00 A.M. Question concerning loam mining? Did Mr. Belanger have intentions of mining further? No further plans other than the location of the road into subdivision. Roland Denby moved to accept Sketch Plan of Deer Acres as drawn May 26, 1988. Anna Jackson seconded the motion. Four in favor.

9:00 FALL LOT ESTATES MAP 9 LOT 21T. ZONE AR

During the site walk it was suggested that the lots be enlarged due to the width of the road. Adjustment has been made approximately one acre had been added to each lot. Remaining parcel has been split into two forty plus acre lots with approximately 350 ft. frontage. West road is four rods wide. Planning Board has to be concerned with the entire parcel therefore the reason for prior requests. Groundwater study supports not placing an internal road. Howard Hall's property directly across the road. Proposed 13 unit housing to go in. DOT has issued permits for two exits. DOT is willing to issue permits for abutting drives. Larger lots are now in keeping with the rural area. Public Hearing will need to be scheduled. West road is a State aid road. In 1982 the State switch to a Block Grant program. The number of entrances onto the road no longer has an affect. The following items missing:

1. Legend missing
2. Envelopes - septic system locations as noted in Bob Gillespies study.
3. Copy of restrictive deed covenant

Developer to send registered letters to abutters to be sent out within seven (7) days. Upon receipt of comments the Board to determine the necessity of a Public Hearing.

VII OLD BUSINESS:

10. Terrance Hackett: Mr. Hackett was notified by the CEO that he was in direct violation of his Conditional Use Permit issued by the Planning Board. Mr. Hackett would like the Board to reconsider the requirements of the Conditional Use. Town attorney's advice that Mr. Hackett go to the Zoning Board of Appeals. An application was given to Mr. Hackett. Minutes and file reviewed.

6. Kevin Owen: Traffic count done on May 19, 1988 results approximately two weeks. Accident survey from DOT would be helpful. Engineer to review before anything further can be done as well as the information being supplied by Mr. Owen per Board's request.

9. Leveille: This reviewed. Attorney's letter entered into the records. If this is made stationary this would make Mr. Jones in violation of subdivision. Health Inspector's letter placed on file. Mr. Leveille need to be licensed by the Dept. of Human Services. If the trailer is on the lot for more than seven days he is considered permanent and must meet the same requirements as a restaurant and will need water piped and a septic system installed. He will need to request one or the other Permanent or Mobile and then he will need a Conditional Use from the Planning Board and a Victualars License. CEO to notify Mr. Leveille before he progresses further.

Correspondence # 5 Lawrence Jacobsen moved to notify Mr. Punch that his proposed use of property as mentioned in his letter of May 25, 1988 would require a Conditional Use from the Board and he would need to supply the Board with an application, Purchase and sales agreement or a deed and plans for the intended lot use. Anna Jackson seconded the motion. Four in favor.

11. Election of Officers: John Roberts nominated Douglas Foglio, Sr. for Chairman. Michael Hammond seconded. Four in favor.

Vice Chairman: Anna Jackson nominated Michael Hammond for Vice Chairman. Lawrence Jacobsen seconded. Michael Hammond declined the nomination.

Michael Hammond nominated Anna Jackson for Vice Chairman. Lawrence Jacobsen seconded. Anna Jackson declined the nomination.

Anna Jackson nominated John Roberts for Vice Chairman. Michael Hammond seconded. Three in favor, one opposed, one abstention.

Michael Hammond nominated Lawrence Jacobsen for Secretary/Treasurer. John Roberts seconded. Four in favor.

Elections closed.

