

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD DECEMBER 14, 1988

MEETING CALLED TO ORDER AT 8:10 P.M.

I ROLL CALL: Present were Anna Jackson, Roland Denby, John Roberts, Michael Hammond and Douglas Foglio, chairman.

II MINUTES: Needing approval, October 26, October 27, November 9, and November 21, 1988.

III COMMUNICATIONS AND BILLS:

1. Contract IEP, Inc. High Priority
2. Letter from Mr. Nolette's Attorney Priority
3. Letters from K Lovell Re: Tree Growth and Manufactured Housing
4. Letter Re: Stu Gannett Property Gravel Pit
5. Letter from S Portland Planning Board
6. Letter from David Dunn Re: Orchard Hill Farms Priority
7. Letter from J Prendergast Conditional Use Request Priority
8. Letter from G Proach Re: C. Use Extension Priority
9. Erosion & Sedimentation Control Procedures Priority
10. Info Re: Woodland Heights Subdivision
11. Info Re: Richardson Subdivision
12. Info Re: Pace Landing Subdivision
13. Info Re: Sherburne Woods Subdivision
14. Letters from BCI Geonetics, Inc.
15. Info from Selectmen's Office Re: Comprehensive Plan
16. Info from SMRPC Re: Comprehensive Plan
17. Info Re: Public Participation in Local Planning
18. Info Re: Management Skills for Planners
19. Maine Planning and Land Use Laws
20. Zoning Ordinance Changes by Kasprzak
21. Letter from DOT Re: Owen Enterprises
22. On Site Committee Report
23. Memo from Town Planner
24. Info from Town Clerk
25. Careers in Maine Info
26. Planners Bookstore
27. RFP Writer's Combat Manual
28. Info from Terrien Architects
29. Info from Alan Gordon Enterprises
30. December Issue UPDATE
31. Planning Board Copy of MAP Fall Workshop
32. Letter from K Lovell Re: Sunshine Acres
33. Letter to Dr. Gallucci from CEO
34. PATCH

#5. Chairman and Town Planner to respond.

IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report: \$4.25 Interest Total \$991.10

V REPORT OF TOWN PLANNER: To be taken up later in the meeting.

VI APPOINTMENTS:

8:00 P.M. WES LEIGHTON
8:30 P.M. MARK KOMANETSKY
9:00 P.M. RESCHEDULED

8:00 P.M. WES LEIGHTON DID NOT SHOW

8:30 P.M. MARK KOMANETSKY DID NOT SHOW

9:00 P.M. RESCHEDULED

VII OLD BUSINESS:

1. Madelyn Lincoln
2. Donald Knight
3. On Site Committee Report

1. MADELYN LINCOLN

Original request was for a garage with a studio apartment above garage. Decided that this was not feasible. Looked at a gambrel roof garage and have finally decided on a regular garage with a 12/2 pitch. Side and rear setbacks can be met requesting front setback of 35 ft. Conditional Use Permit needed. This has been a legal lot of record for years. Septic system on this lot should be abandoned. Once a system lies dormant for a period of time it can no longer be used. The septic system should be abandoned to the plumbing inspectors satisfaction never to be rehooked unless redesigned by a licensed site evaluator in the future. John Roberts moved to approve request under Section 2.08, 3.03 and 7.01 of zoning with the following conditions:

1. Septic system be discontinued to the plumbing inspectors satisfaction never to be rehooked unless redesigned by a licensed site evaluator in the future.

2. Use the dimensions as per plan submitted 12-14-88.

Michael Hammond seconded the motion. Vote was unanimous in favor (4). Mrs. Lincoln can obtain a building permit during regular building office hours on Tuesdays and Thursdays.

2. DONALD KNIGHT:

On Site Committee reported measurements taken and noted in Mr. Knights file. Question regarding septic system repair and had notified the CEO. Mr. Knight claims to have spoken with Mr. Foglio and gotten approval for repairs over the telephone. Mr. Knight looking to enclose a portion of entrance to deck and extend for a mud room as well as add a two story addition of 16' x 19' to be used as a living room and an upstairs bedroom and bathroom. Additions towards water as well as an increase in affluent discharge areas of concern that the Board must deal with. Septic system would need upgrading due to the increase in bedrooms. Design on file for a two bedroom house and the addition of bedroom would total four bedrooms for this cottage. Possible survey necessary. Additions cannot be added if within 100 ft. of water as per Town and State Shoreline Laws.

On Site Committee reports findings of measurements.

Location of septic tank is at the rear of cottage. Mr. Knight does not wish to add at the rear he is looking for more visibility toward the lake. Mr. Knight if denied could go before the ZBA.

The proposed addition in height would not infringe on view of rear lots.

Discussion on what the Board could do in regards to Mr. Knights request.

John Roberts moved that if a Class "D" Survey is done locating the existing building and proposed addition, and the addition to go no closer than 50 ft. of the water body to the high water mark and an upgraded septic design be presented for a four bedroom cottage that the approval of a 4' x 8' mud room and an addition of a two story addition with first floor dimensions to be no more than 300 square feet to be presented to the Board within 30 days the Board could grant the go ahead at the time of presentation. Michael Hammond seconded the motion. Vote was unanimous in favor (4).

COMMUNICATIONS:

Could Mr. Campbell amend plan for clustered duplex project?

This is an option that Mr. Campbell could use.

Zoning Changes requested by Kasprzak Landbank, Inc: Zoning changes presented to the selectmen. Changes being requested would need to go before the townspeople for a vote. Proposed changes presented by Steve Bailey. Standards for gravel pits that would match the state standards as well as require a hydro study and an erosion control plan that match DEP recommendations. Existing standards are listed on page two of zoning basically no excavation within 500 ft. of waterbody. Impact on ground water will be addressed by requiring hydrostudy.

Gravel pits abutting gravel pits property owners could waive the right to stay within twenty ft. of property line. This would be looked into by Mr. Kasprzak. Water study would be reviewed by the Planning Board. Could be limited by the review. Grandfathered pits could still mine but would have to meet new regulations as per attorneys comments. Mr. Kasprzak noted that he was looking for something simple for this years town meeting that he was aware that this changes could be expanded upon in the future. Pits in existence at the time of enactment shall not be required to produce a hydro study.

Public Hearing to be scheduled for January 11, 1989 at 7:00 P.M.

Item to be researched: existing gravel pit with more than 1,000 yards of gravel being extracted per year shall within one year have a perimeter survey and survey of existing pit. New photos taken this year show sizes of existing gravel pits.

Funds for stereoscope: John Roberts moved to purchase a F 71 stereoscope and a 4X for the F 71 binocular attachment. Roland Denby seconded the motion. Vote was unanimous if favor (4). To be purchased from Gordon Enterprises.

Send Mount Holly a letter stating that the Planning Boards belief and intent that he build the road from the now traveled portion of Ross Corner Road be built by Mount Holly at the same time as the internal road and including intersection improvements at the corner of West Road and Ross Corner Road.

Orchard Hills: Michael Hammond moved to waive item #2 of 4/19/88 letter of Mr. Dunn. Groundwater levels and flow rates through the site and the aquifer type should be determined. John Roberts seconded the motion. Vote unanimous in favor (4).

Michael Hammond moved to waive item #3, an analysis of surface drainage conditions and their relationship to off site conditions, Roland Denby seconded the motion. Vote was unanimous opposed (4). Request denied.

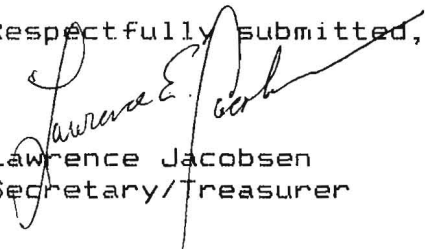
Michael Hammond moved to instruct Mr. Dunn that a five foot contour shall be used. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

Chairman to take care of letter responding to Mr. Nolette.

Mr. Proach: Michael Hammond moved to grant a June 1, 1989 extension on Conditional Use for trailer on site of Mr. Proach. No further extension will be granted if the trailer is not moved by June 1, 1989 the town attorney will be notified to start legal proceedings. John Roberts seconded the motion. Vote was three (3) in favor and one (1) opposed. Motion passes.

Meeting adjourned at 12:23 A.M.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer

