

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING

WATERBORO PLANNING BOARD

MAY 22, 1989

MEETING CALLED TO ORDER BY DWAYNE WOODSOME AT 8:00 P.M.

I ROLLCALL: Present were Anna Jackson, Lawrence Jacobsen, Roland Denby and acting Chairman Dwayne Woodsome.

8:00 P.M. JAMES UMLAH MAP 37 LOT 18 ZONE AR

Mr. Umlah requesting placement of a full foundation with no change to the outside dimension of the existing cottage. Age of septic system unknown. Cottage is near the road. Approximately 90 ft. on one side of the cottage from the high water mark and 100 ft. from the second side. Seasonal use now but looking to use this as a year round home once retired. Walk out basement proposed with additional living quarters intended for guest use. Excavation within 100 ft. of the shore. Dwayne Morin to check with DEP to see if permits are necessary.

Anna Jackson moved that Mr. Umlah be allowed a new foundation, roof pitch change after he has a new septic system under Section 9.03 and to go no closer to the water than what exists, during construction erosion control measures to be used. Roland Denby seconded the motion. Vote was (3) in favor. Excavation of fill should be moved away from the water.

8:10 P.M. PETER HARRIMAN MAP 43 LOT 925 ZONE R

Mr. Harriman is representing Cynthia Sullivan. Building proposed 1 and 1/2 story, 38' x 52' includes attached garage at the front of the home. This lot has one flat area on top of hill. Asking for easement of sideline setbacks.

Lawrence Jacobsen moved that Peter Harriman build a house not closer than 19 ft. from lot line bordering Lot 865 on the greenbelt side of lot and no closer than 29 ft. from sideline bordering Lot 926. Anna Jackson seconded the motion. Vote was (3) in favor.

8:20 P.M. ANTHONY FANTASIA MAP 54 LOT 8 ZONE AR

Proposing to remove deck and attach the garage to the breezeway (existing). House placement is 55 ft. from the front line. Letter of no action given. House built in 1986. Lot is 78,800 sq. ft.

Lawrence Jacobsen moved under Section 2.08 to permit building a garage 21 ft. x 24 ft. attached to existing breezeway with front setback of no less than 65 ft. Roland Denby seconded the motion. Vote was (3) in favor.

8:40 P.M. DONALD ERICKSON MAP 46 LOT 1289 ZONE R

Requesting placement of 32' x 36' home on 100 ft. wide lot. Roland Denby moved to approve Donald Erickson's request, house be at least 50 ft. front setback, at least 30 ft. from either sideline and meets rear setback. Lawrence Jacobsen seconded the motion. Vote was in favor (3).

8:30 P.M. J BERNIER CONSTRUCTION MAP 42 LOT A-501 ZONE R

Tim Greaton representing Mr. Bernier. Corner lot in Lake Arrowhead dual frontage setbacks cannot be met. No entrance from Wolf Circle. Leave trees on Wolf Circle.

Anna Jackson moved to allow J Bernier Map 42, Lot A-501 to put house 24' x 32' no closer than 45 ft. to front steps from front line, no closer than 30 ft. to lot line bordering Lot A-500, no closer than 60 ft. to Wolf Circle. Garage should be no closer than 50 ft. from Old Dam Road, 30 ft. from lot A-500 lot line. 20' x 22' garage.

Roland Denby seconded the motion. Vote was (3) in favor.

9:10 P.M. ERNEST DESVERGNES MAP 42 LOT A-116 ZONE R

Tim Greaton representing Mr. DesVergnes. Corner lot dual frontage setbacks cannot be met. Topography mentioned would like to stay 40 ft.

Anna Jackson moved to allow Ernest DesVergnes Map 42 Lot A-116, corner of Rosemont Ave. and Greenfield be allowed to build a 24' x 32' house, no closer than 40 ft. from Rosemont Ave and no closer than 30 ft. to rear lot line, 50 ft. from Greenfield Road, no closer than 35 ft. to Lot A-115.

Roland Denby seconded the motion. Vote was (3) in favor.

8:50 P.M. SUMNER MCFARLAND MAP 41 LOT 1A ZONE AR

Mr. McFarland representing Mr. Nava. 77' to high water mark. Has DEP approval. On Site tape reviewed. Will be removing the existing stairs. Water comes from the rear of the cottage towards the lake. Mr. McFarland seeking approval to construct diversion ditch and place new set of stairs to the water. Three oak trees will not be removed. Lawrence Jacobsen moved to approve plan as submitted to DEP and they follow erosion control procedures (attached), no further cutting of trees be allowed. Roland Denby seconded the motion. Vote was (3) in favor.

9:00 P.M. MICHAEL GAGNE MAP 34 LOT 21 ZONE AR

Mr. Gagne requesting placement of full foundation under the cottage. Updated septic design presented. Cottage at the top of the hill. Land survey needed. Mr. Gagne would also like a cellar entrance. On Site to be done by Mr. Foglio and Town Planner. Upon completion Mr. Gagne to come in under Old Business.

9:20 P.M. WILLIAM MOSCHELLA MAP 46 LOT 2167 ZONE R

Dual frontage requirements setbacks cannot be met. Lot on the corner of Summit and Pine Crest Circle. Would Mr. Moschella be receptive to turning the cottage?

Anna Jackson moved that William Moschella be allowed to build a 36' x 48' home with the deck being on Summit Drive, front no closer than 40 ft. to front lot line, rear no closer than 20 ft. bordering Lot #2166, 50 ft. from Summit Drive. Roland Denby seconded the motion. Vote was (3) in favor.

9:30 P.M. RAY KELLETT MAP 32 LOT 49 ZONE AR

Setback requirements discussed. Is the proposed location of the woodworking workshop in the area recently filled in? Mr. Kellett has not filled in he has moved dirt around. Is the wet area considered a brook? Van will call DEP to get determination. Anna suggested an on site be needed. On Site will be scheduled at the Planning Board's regular meeting Thursday, May 25, 1989. Mr. Kellett can contact the Building Office on Friday.

10:00 P.M. PETER BURNHAM MAP 31 LOT 16 ZONE AR

Mr. Foglio reviewed the on site tape and informed the board that Mr. Burnham had constructed a 10 x 10 building on a 12 x 12 platform without a permit. Old building to be torn down.

Anna Jackson moved that the Burnhams tear down the old building and get a permit for the 12 x 12 deck with the 10 x 10 building, they must pay the fine for building without a permit under Section 2.03. Roland Denby seconded the motion. Vote was (3) in favor.

9:50 P.M. WILLIAM RAWSON MAP 38 LOT 37 ZONE AR

Requesting reroofing of cottage & replace deck with pressure treated lumber with additional 10 ft. of deck and place cement blocks under the cottage to keep skunks out from under cottage. Footprint will remain the same. Lot has been surveyed.

Lawrence Jacobsen moved that the Rawson's be allowed to make necessary alterations to the cottage as per plan submitted excluding additional dimension increases on the deck. Dimensions on cottage to remain the same as exists no change in the footprint. Cement blocks or other necessary supports may be added under the cottage providing it doesn't stop free passage of air. The cottage is to remain seasonal summer cottage not to be winterized for winter use. Section 9.03 Roland Denby seconded the motion. Vote was (3) in favor.

Lawrence Jacobsen moved emergency business: Housing for migrant workers, Jerry Giles Orchards be taken up. Anna Jackson seconded the motion. Vote was in favor (3)

Anna Jackson moved to accept plan for housing for migrant workers to be seasonal not to be used year round for occupants. Anna Jackson withdrew the motion.

Lawrence Jacobsen withdrew his motion for emergency business, Roland Denby withdrew his second.

SITE PLAN REVIEW RUSSELL & VICTOR WRIGHT MAP 4 LOT 31 ZONE AR

Mr. Wright did not notify abutters. Building a sheet metal shop. Plans show several offices. Zoning does not define use differences. Each office would require 80,000 sq. ft. of property. Septic design presented with Site Plan Review does not appear to include office spaces. If redesigned and over 800 gal. per day output a Hydro study will be necessary.

Mr. Wright should present the following:

He should reflect bench mark on plans
Show the width of Route 202
Present Septic Design
Notify abutters

Public Hearing to be scheduled for June 14, 1989 at 7:30 P.M. Site Plan Review to be on the Agenda following the Public Hearing for action by the Board.

Meeting Adjourned at 12:10 A.M.

Respectfully submitted,

Anna Jackson

Anna Jackson
Secretary/Treasurer

Roland E. Derby
