

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 28, 1989

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 8:00 P.M.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Judy Carll, Lawrence Jacobsen and John Roberts, Chairman.

John Roberts informed the Board regarding the Interview Committee having met with Sebago Technics whom is the Comprehensive Plan Consultant. The contract has been updated to reflect further information needed.

II **MINUTES OF PREVIOUS MEETINGS:** September 13, 1989

III **COMMUNICATIONS AND BILLS:**

1. SMRPC RE: Mobile Home Park Zoning
2. Letter from Jensen Baird Gardner & Henry Re: State Shoreland Zoning
3. Letter from Smith & Elliott, P. A. Re: Fieldstone Acres
4. Info on Seminar Re: Urban Erosion & Sediment Control

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **APPOINTMENTS:**

8:00 P.M. Pauline Lawrence  
8:15 P.M. Frasca  
8:30 P.M. Harmon Guptill  
8:45 P.M. Carl Mooers  
9:00 P.M. Saco River Tel & Tel Co  
9:15 P.M. Road Review/Kevin Grimes

**PAULINE LAWRENCE MAP 32 LOT 15 ZONE AR**

Requesting a 20' x 37' 5" addition to existing cottage on Ossipee Lake. Shoreland Zoning changes take effect September 30, 1989. If converting from seasonal to year round septic system would need to be updated. This addition would be closer to the high water line. Ms. Lawrence asked if she could add a second story.

Lawrence Jacobsen moved approval pending:

- 1) A copy of plans for construction of building be presented for approval of the board.
- 2) A plot plan.
- 3) Updated Subsurface Waste Design or proof that system meets today's standards.
- 4) On site inspection by the Board.

Approval under Section 2.08 Waterboro Zoning Ordinance. Anna Jackson seconded the motion. Vote was (4) in favor.

On Site scheduled for Wednesday October 4, 1989 at 9:30 A.M.

**PAULINE LAWRENCE**

On site committee reported a carport, deck and retaining wall fairly new. Tax records show these are fairly new. Anna Jackson moved that the alleged violation of carport, retaining wall and the deck go to the CEO for clarification prior to action by the Planning Board. Lawrence Jacobsen seconded the motion. Vote was (3) in favor (1) abstention.

**WILLIAM RAWSON**

Mr. Rawson provided the information requested by the Board at previous meeting. Dwayne Woodsome moved to approve as per 10/11/89 minutes and detailed print per order of DEP. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

**SMRT SAD #57 ELEMENTARY SCHOOL SITE PLAN**

Additional two classrooms at the rear of addition and possibly one classroom on the front. Updated Site Plan presented by Dana Morton. Chairman expressed his concerns regarding the vote before the towns. What had actually been voted on. Dana Morton noted that the additional classrooms would not mandate more parking than is provided on original plan. Addition to septic system would be necessary. Temporary fencing around the project during construction has been added. A foundation permit only has been issued by the Town due to the additional classrooms not having been approved. DEP's open surface area of 3 acres is still being met. Anna Jackson moved to accept site plan based on vote taken by SAD towns and pending approval of application in writing by CEO. Lawrence Jacobsen seconded the motion. Vote was (4) in favor. Further discussion on actual funding issue and the need for a Public Hearing. Suggested asking the town attorney for advice. Mr. Morton expressed his understanding of the situation as the portion provided by state funding that was adding the extra 2 classrooms. Dana Morton will be in touch with Dr. Gallucci regarding the vote etc.

AR

TOWN OF WATERBORO, MAINE

PROPERTY ASSESSMENT RECORD

001230

MAP 22 LOT 15 CARD OF LOCATION

ASSESSMENT RECORD

RECORD OF OWNERSHIP

NAME	MAILING ADDRESS	BOOK-PAGE	DATE	AMOUNT
800875 32-15 BERRY, PAULINE C - ETAL 180 MAY ST BIDDEFORD ME 04005	<del>DONOVAN, Debra - Biddeford</del> CAVER HILL, DORTCH ME 04065	2740/40 3337/56	7/1/80 7/20/84	
Lawrence Pauline	P.O. Box 265 04001-0265			

SALES DATA

DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
MO. YR.	1 LAND 2 L & B		1 BUYER 3 FEE 2 SELLER 4 AGENT	1 YES 2 NO
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2

BUILDING PERMIT RECORD

PURPOSE	NUMBER	DATE	AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT VALUE	DEPTH FACTOR	ACTUAL VALUE	LAND VALUE	LAND VALUE
127	90	140	.95	133	14,200	
DEPRECIATION ET/Top - 3 / - - - %						
CORNER INFLUENCE						
CATEGORY CODES		NUMBER OF ACRES	RATE			
PRIMARY SITE						
SECONDARY SITE						
UNDEVELOPED						
TILLABLE						
PASTURE						
WOODLAND						
WASTELAND						
HOMESITE						
FRONTAGE - ROAD						
FRONTAGE - WATER						
REAR						
ACREAGE - DEPR.						
TOTAL ACREAGE						

MEMORANDA

L + B

DE Add Chert + Facuzani + 2<sup>nd</sup> Fls

TOTAL VALUE LAND (GROSS)	13,800
TOTAL VALUE BUILDINGS	2,010
TOTAL VALUE LAND & BUILDINGS	15,810

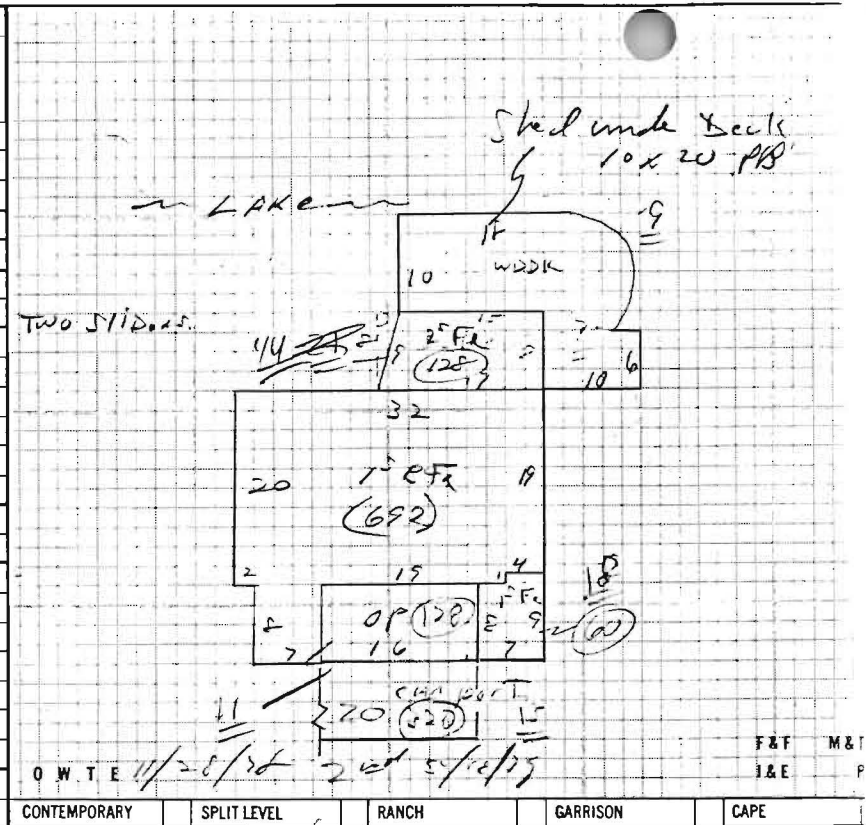
PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS	STREET OR ROAD	DISTRICT
LEVEL	CITY WATER	PAVED	IMPROVING
HIGH	SEWER	SEMI-IMPROVED	STATIC
LOW	GAS	DIRT	DECLINING
ROLLING	ELECTRICITY	UNIMPROVED	
WATERSHED	ALL UTILITIES	SIDEWALK	BLIGHTED AREA

ASSESSMENT RECORD	LAND	BLDGS.	TOTAL
19 82	13,800	2,010	34,810
19 84	13,800	2,550	39,200
19 87	15,700	40,500	59,200
19 88	15,700	47,100	65,800
19 90	51,400	47,100	98,500
19 91			
19 92			
19 93			
19 94			
19 95			
19 96			
19 97			
19 98			
19 99			
20 00			

*Red Tulare Camp*

OCCUPANCY				INTERIOR FINISH				COMMERCIAL COMPLETIONS					
1 VAC. LOT	2 DWELLING	OTHER		DRYWALL/PLASTER	B	1	2	3	EXTERIOR WALL CODES				
BASEMENT			WOOD PANELING	/	/				1 BRICK	3 GLASS	5 STUCCO	7 STONE	9 CONCRETE
1 NONE	2 CRAWL	3 PART	4 FULL	FIBERBOARD					2 FRAME	4 BLOCK	6 TILE	8 METAL	0 ENAM. STL.
FOUNDATION				UNFINISHED					EXTERIOR WALLS				
HEATING				LIVING ACCOMMODATIONS				NO. OF UNITS					
OTHER FEATURES				NO. OF UNITS	TOTAL ROOMS	BED ROOMS	FAMILY ROOMS	AVG. UNIT SIZE					
PLUMBING				REMODELING DATA				BASEMENT SIZE					
REMODELING DATA				DWELLING COMPUTATIONS				SCHEDULE					
REMODELING DATA				DWELLING COMPUTATIONS				HT.					
REMODELING DATA				DWELLING COMPUTATIONS				BASEMENT					
REMODELING DATA				DWELLING COMPUTATIONS				FIRST					
REMODELING DATA				DWELLING COMPUTATIONS				SECOND					
REMODELING DATA				DWELLING COMPUTATIONS				BASE PRICE					
REMODELING DATA				DWELLING COMPUTATIONS				B. P. A.					
REMODELING DATA				DWELLING COMPUTATIONS				SUBTOTAL					
REMODELING DATA				DWELLING COMPUTATIONS				LIGHTING					
REMODELING DATA				DWELLING COMPUTATIONS				HTG./AIR CON.					
REMODELING DATA				DWELLING COMPUTATIONS				SPRINKLER					
REMODELING DATA				DWELLING COMPUTATIONS				PARTITIONS					
REMODELING DATA				DWELLING COMPUTATIONS				INTERIOR FINISH					
REMODELING DATA				DWELLING COMPUTATIONS				SF/CF PRICE					
REMODELING DATA				DWELLING COMPUTATIONS				AREA CUBE					
REMODELING DATA				DWELLING COMPUTATIONS				SUBTOTAL					
REMODELING DATA				DWELLING COMPUTATIONS				SPECIAL FEATURES*					
REMODELING DATA				DWELLING COMPUTATIONS				ADDITIONS					
REMODELING DATA				DWELLING COMPUTATIONS				TOTAL BASE					
REMODELING DATA				DWELLING COMPUTATIONS				GRADE FACTOR					
REMODELING DATA				DWELLING COMPUTATIONS				REPLACEMENT COST					
REMODELING DATA				DWELLING COMPUTATIONS				FUNCTIONAL DEPRECIATIONS FACTORS					
REMODELING DATA				DWELLING COMPUTATIONS				SURPLUS CAP					
REMODELING DATA				DWELLING COMPUTATIONS				ENCROACHMENTS					
REMODELING DATA				DWELLING COMPUTATIONS				OBSOLESCENCE					
REMODELING DATA				DWELLING COMPUTATIONS				BLIGHTED AREA					
REMODELING DATA				DWELLING COMPUTATIONS				COMM. LOCATION					
REMODELING DATA				DWELLING COMPUTATIONS				ECONOMIC					
REMODELING DATA				DWELLING COMPUTATIONS				SUMMARY OF OTHER BUILDINGS					
REMODELING DATA				DWELLING COMPUTATIONS				TYPE					
REMODELING DATA				DWELLING COMPUTATIONS				NO.					
REMODELING DATA				DWELLING COMPUTATIONS				CONSTRUCTION					
REMODELING DATA				DWELLING COMPUTATIONS				SIZE					
REMODELING DATA				DWELLING COMPUTATIONS				RATE					
REMODELING DATA				DWELLING COMPUTATIONS				GRADE					
REMODELING DATA				DWELLING COMPUTATIONS				ERECTED					
REMODELING DATA				DWELLING COMPUTATIONS				CDU					
REMODELING DATA				DWELLING COMPUTATIONS				REPLACEMENT COST					
REMODELING DATA				DWELLING COMPUTATIONS				DEPR.					
REMODELING DATA				DWELLING COMPUTATIONS				TRUE VALUE					
REMODELING DATA				DWELLING COMPUTATIONS				LISTED					
REMODELING DATA				DWELLING COMPUTATIONS				DATE					
REMODELING DATA				DWELLING COMPUTATIONS				DATE					



CONTEMPORARY	SPLIT LEVEL	RANCH	GARRISON	CAPE
INSPECTION WITNESSED BY: <i>J. L. ...</i>				
<b>SPECIAL FEATURES FOR COMMERCIAL BUILDINGS</b>				
QTY.	ITEM DESCRIPTION	A	PRICE	
	PLUMBING FIXTURES			
	STORE FRONT			
TOTAL SPECIAL FEATURES*				

TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPLACEMENT COST	DEPR.	TRUE VALUE
GARAGE										
BARN										
SHED	1	Concrete	200	4				500	-10	500
POOL								500	-10	720
COMM BLDG.	1	Other Features	1	1000		1957±		1000	-10	900
TOTAL OF CARDS _____ THRU _____										
TOTAL VALUE ALL BUILDINGS <i>31,743</i>										

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP  
 CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

*32,520*      *29,800*

11-4-89

Planning Board  
Town of Waterboro  
Waterboro, Maine

received  
11/14/89 SA

I have this date received portion of minutes of your 10-26-89 meeting. You state that I am in violation of a carport, a retaining wall and deck.

The carport is fairly new, however I had a building permit to build it. To my knowledge everything was legal.

As to the retaining wall that was built in 1973 or 74 I and I obtained all of the necessary permits, State, local, etc. If it looked new to you, that is because it was a poor job and my husband had just patched it. Just look at the bottom end of wall and you will see how old & bad it is.

As to the deck, I did not get a permit. I already had a cement ground level deck and therefore did not think of a permit. However, when the assessor or someone representing that office came



To inspect the house, he mentioned it  
and after talking, he measured it and  
said that he would record it on the  
records. He said everything would  
be all right.

I hope that this clarifies the additions.

Thank you,

Pauline C Lawrence