

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
REGULAR MEETING, JAN. 14, 1981

Called to order at 7:35 p.m. by Chmn. Gardner; others present were Mrs. Hamel, Messrs. Keith, Denby and F. Goodwin--Mrs Hamel was empowered to vote.

MINUTES

Mrs. Hamel moved, Mr. Keith seconded and the vote was unanimous that the minutes of the Dec. 10th meeting be approved as written.

Correspondence & Bills

Notice of zoning violation-Jones
Request for pwr. permit-Allen
Request for approval of Home Occupation-Croteau
Request for approval of Home Occupation-Pecue
Copy of letter from Land Use Consultants to E.P.A. re publication of notice to abutters.
Request from Selectmen annual report of P.B.

REPORT OF OFFICERS & COMMITTEES

The Treasurer reported expenditures in December \$10.00 for postage and \$9.78 for legal ads, leaving a balance of \$125.86. Mr. Denby moved, Mrs. Hamel seconded and the vote was unanimous to accept the report.

The financial report for the year showing available funds in the amount of \$756.64, Jan. 1, 1980, an expenditure of \$630.78 during the year, leaving a balance of \$125.86 as of Dec. 31, 1980. Mr. Keith moved, Mr. Denby seconded and the vote was unanimous to accept the report.

Chmn. Gardner reported that the sub-committees from the Conservation Comm. and the Planning Board charged with the consideration of the Town-owned lots in the Arrowhead Estates subdivision relative to their suitability for sale had completed their review and that their report to him would be in hand forthwith.

OLD BUSINESS

Zoning: The Secretary explained how he had prepared the revisions to the Zoning Ordinance to submit to the typist. He further reported to the Board that the town office personnel would be unable to do the typing. It was agreed that he would contact Mrs. Driscoll at the High School to determine if she could assist in this matter. The entire process will include typing, duplicating and collation ready for distribution.

NEW BUSINESS

Croteau: Mr. & Mrs. Croteau appeared to explain their application for approval to operate a ceramic shop and school in their residence at 17 Pine Tree Dr. in Beaver Ridge. Several neighbors were present, some approving and some concerned as to the advisability of the proposal. The Croteaus stated that their classes would be comprised of no more than ten people, that the classes would be held between the hours of 7:00 p.m. and 10:00 p.m. and that there might be as many as three per week.

Mr. David Loranger, one of the concerned neighbors, feared that, if parking along the street was permitted, it would cause problems, especially in the wintertime, and stated that, in addition to that, the location was on or near a curve. He further pointed out that, since it is now in operation, the school is in violation of the Ordinance. He called attention to the fact that, since the Ordinance does not regard it as a "permitted" use in the Zone, it must have the approval of both the Planning Board and the Selectmen before it can be operated legally.

Mrs. Linda Stackpole, a next-door neighbor, was concerned about the on-street parking of the attendants cars interfering with her access to her driveway, the inevitable disturbance at the time of dismissal of the classes, and that there might be children of the participants playing around during class hours.

Mrs. Loranger was concerned about the effect such an enterprise would have upon the value of the property.

Others in the group saw no objection to the proposal.

The Board decided that, since there was considerable objection to the proposal, it would conduct an on-site review of the physical circumstances on Saturday, Jan. 17, at 10:00 a.m. Chmn. Gardner set the date of Jan 28 for a special meeting at which time a decision by the Planning Board would be made.

Mr. Pecue: Requests approval to conduct a business of selling live bait at his residence on West Rd. (a conditional use). It is understood that this will be done in an attached garage. Mrs. Hamel moved, Mr. Keith seconded and the vote was unanimous to approve Mr. Pecue's request.

Mr. Robert McAuliffe: Mr. McAuliffe appeared to get the Board's advise relative to his proposed construction of 24 dwelling units, 4 six-unit structures, as apartment/condominiums on 5.19 acres in the Village Zone adjacent to the South Waterboro Postoffice/Bank building. Called to his attention was Subsection 3.04.02B on page 10 of the Zoning Ordinance which indicated that the parcel was not large enough to accomodate the proposed number of units. He was told that the most he could build would be 5 units--six if he could get a varience.

He then brought up a proposal to convert the Rollins Block into 4 rental units on the second and third floors and businesses on the first floor. He was told that the Board considered this lot and structure "grandfathered" by Section 2.08 of the Zoning Ordinance, therefore, he could so as long as the requirements of State Law are met. (This is to be confirmed by letter).

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Don Allen: Requested a power permit for lot #57 on tax map #13. The status of this lot will be investigated by the Secretary.

1981 Appropriation: Mr. Denby moved, Mr. Keith seconded and the vote was unanimous to request that the remainder of seventeen hundred (\$1700.00) be carried over.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Roland E. Denby

Russell L. Keith

Clayton Harris

Shelby M. Jones