

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. November 9, 1983

- I Rollcall: Frank Griggs, Mike Hammond, Don Holden in attendance. Roland Denby, Vice Chairman conducted the meeting.
- II The corrected minutes of October 12, 1983 were unanimously approved, and the minutes of October 27, 1983 were unanimously approved.
- III Appointments:
1. 7:45 p.m. Selectmen (Elderly Housing & Paul Ricard)
 2. 8:15 p.m. Don Turner (Garage) DID NOT SHOW FOR APPOINTMENT
 3. 8:30 p.m. Alan Plante (Extension of permit)
 4. 8:45 p.m. R. Errol Bean (Extension of porch)
 5. Independent Tallow Co.
- IV Communications
1. Letter from York-Cumberland Housing Development Corp.
 2. Letter from Selectmen to Planning Board concerning Jim Hamilton
 3. Letter from Van to Mr. & Mrs. Ruel
 4. Application from Kenneth Childs
 5. Council Meeting Minutes of October 18, 1983
- V Reports of Committees
- No reports at this meeting.
- VI New Business
1. A lengthy discussion was held with the Selectmen concerning Elderly Housing in Waterboro. The Selectmen agree that we do need Elderly Housing in the town. Bob Fay was concerned that YCHDC has taken an option on a piece of property without checking to see if it meets the Zoning requirements. Dennis Abbott that YCHDC has not been in communication with the Town as much as they would like. Andrew Woodsome, Jr. was under the assumption that YCHDC had another lot in mind. Mike Hammond showed the Planning Board and the Selectmen a copy of the change that North Berwick made in their Zoning for Elderly Housing. Don Holden stated that he has a problem with changing the Zoning just to allow Elderly Housing. The Selectmen and the Planning Board decided to ask Mr. Chipman to come back for more information. Frank Griggs made the motion to invite Mr. Chipman back for additional information needed to make a decision. Don Holden seconded. 3 approved. 1 opposed.

2. The Selectmen and the Planning Board discussed Paul Ricard's application for an arcade. Mike Hammond stated for the record that he would abstain from all commenting and voting on this matter. Mr. Ricard wants to change his hours from those stated at the last meeting. The new hours would be: Closed on Mondays, 2:00 p.m. to 8:00 p.m. on Tuesday, Wednesday and Thursday., 2:00 p.m. to 10:00 p.m. on Friday, 10:00 a.m. to 10:00 p.m. on Saturday, and 12:00 p.m. to 8:00 p.m. on Sunday. This property is located on Map 19, Lot 24, Zoned V. Grandfathered lot. Mr. Ricard stated at the October 12, 1983 meeting that he planned to tear down this building in the future and utilize this as parking space. Mr. Ricard stated that he planned to install two (2) pool tables, twelve (12) stand-up video games, and four to seven (4 to 7) sit-down video games. There would be no food tables, and he would post "No Loitering" signs. There would also be adult supervision. The Planning Board agreed that there was adequate parking. The Planning Board voted to approve the permit with the following provisions: (1) that the hours would be limited to 2:00 p.m. to 8:00 p.m. while school is in session and from 10:00 a.m. to 8:00 p.m. while school is not in session. (2) Adult supervision be available at all times, and (3) that parking is designated for five (5) vehicles providing that the Selectmen are in agreement as to whether this matter is similar to allowed uses in Section 2.07 in the Village District.(The previous was taken from the Planning Board Minutes of October 27, 1983.) Frank Griggs made the motion to accept the hours as they are now presented. Don Holden seconded. 2 approved, 1 opposed, 1 abstained.

3. Alan Plante--request for a 30-day extension on his permit to live in his travel trailer in order to complete his house. This property is located on Map 4, Lot 28-F, Zoned AR. Mr. Plante has a 7-day permit, and would like an extension to start November 10, 1983 for 30 days. Mike Hammond made the motion to accept it under Section 2.07 for 30 days. Frank Griggs seconded. Unanimously approved.

4. R. Errol Bean--request to build a 6' x 35' extension off his porch. This property is located on Map 19, Lot 20, Zoned V. Grandfathered lot. Mr. & Mrs. Bean presented several deeds dating back to 1899. These deeds show that the 15' thoroughway has been deeded back to the property. Don Holden made the motion to accept it as discussed that it be legal with the additional 15' and the quit claim deed of 6' from Mr. Bean's parents. Frank Griggs seconded. Unanimously approved.

5. Independent Tallow Co.--request for a transfer station on property located on Map 4, Lot 55, Zoned AR. Grandfathered lot. The Planning Board has written to the City of Auburn regarding a plant named Twin Town Rendering, and also a letter to Twin Town Rendering to find out if they are a transfer station or a rendering station.The Planning Board had no objection in allowing Mr. Smith to read the letter from

the City of Auburn. No answer has been received from Twin Town Rendering. There was a lengthy discussion with Mr. Smith regarding the possibility of the product remaining in the transfer station for any length of time. Mr. Smith stated that the product would arrive at about 5:00 p.m. and leave at approximately 8:00 p.m. The product would include fat, bones, and shortening, no fish. He is looking to buy 2.2 acres, and does not visualize expansion. Mr. Smith stated that there would be no "cookers" or any type of rendering, just transferring the product. The station would be moving about 10 ton a day. The waste would be hauled every weekday. The only cause of it staying overnight would be a holiday. The trucks would be leased from the Lily Co. so the possibility of the product sitting around 3 or 4 days would be remote because of a truck breaking down.. Frank Griggs stated that there is a big difference between a transfer station and a rendering station. Mr. Smith stated that they would use both hot water and steam to clean the drums. He said they would conceivably use 40 to 80 drums a day. Roland Denby said that this is not exactly listed as a conditional use but can be considered similar in nature. This would have to be approved by both the Planning Board and the Selectmen. Don Holden made the point that should this type of industry be allowed, would it hold neutral, lower or raise the value of surrounding property. Roland Denby feels that this probably is a controversial item and that it would be the responsibility of this Board before they vote on this would be to hold a public hearing with all the agony and aggravation that goes along with one. Mr. Smith made the condition that if this was to go further than this Board that he would withdraw his application for a permit. It was stated that anything that comes to the Board with any question that the public hearing should be held. Frank Griggs made the motion to go to a public hearing. Don Holden seconded. Unanimously approved. Mr. Smith said that he would like to withdraw his application for a permit. The Board allowed this to be done.

6. Letter from the Selectmen to Jim Hamilton had an answer from Mr. Hamilton attached. Roland Denby will take care of this matter.

7. Letter from Van to Mr. & Mrs. Ruel regarding the cutting down of trees states that Mr. Ruel is in violation of Section 7.01 #1 & #4. The Board acknowledges receipt of this letter.

8. Application from Kenneth Childs--requests a clearance of 5 feet on each side. This property is located on Map 45, Lot 1672, Zoned R. Grandfathered lot. Frank Griggs made the motion to approve this. Don Holden seconded. Unanimously approved.

9. Council Meeting Minutes--copies of these minutes will be mailed to each Planning Board member with their regular minutes.

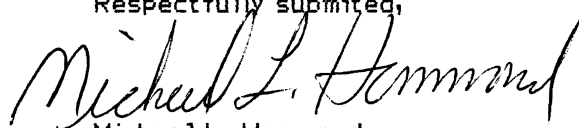
10. The Board discussed changing their next regular meeting from November 24th to November 23rd because of the Thanksgiving holiday. Mike Hammond made the motion. Frank Griggs seconded. Unanimously approved.

VII

Adjournment

The meeting adjourned at 10:55 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer

