

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 7:50 p.m. March 14, 1984

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Kathy Moody in attendance. Russell Keith, Chairman.

II The minutes of the previous meeting of February 8, 1984 were read and unanimously approved.

III Appointments:

1. 8:00 p.m. Raymond Dolbec
2. 8:30 p.m. Renald Ruel
3. 9:00 p.m. Doug Welch
4. 9:30 p.m. Don Graves
5. 10:15 p.m. Jack Daley
6. Clint's Marine—Stu Gannett—DID NOT SHOW

IV Communications:

1. Consent form from Laurette Grant & Report from DEP regarding gravel pit.
2. Notice from Selectmen—Oath of B.L, P.L, C.E.O
3. Notice from Town Clerk regarding Pearl Street Extension.
4. Advertising from American Planning Assn.

V Reports of Committees.

There were no reports at this meeting.

VI New Business:

1. Raymond Dolbec: Mr. Dolbec submitted a sketch plan for the Planning Board's approval. This sketch plan includes 45 acres excluding the 15 acres purchased by the Dyers on October 25, 1983. Mr. & Mrs. Glen Dyer also attended this meeting. Mr. Dolbec told the Board that the Dyers bought this piece of property in good faith to build a house on and does not plan on developing in the rear. Mr. Dolbec asked the Board to approve this one (1) lot so that the Dyers can have power put into this property. Mr. Dolbec said that he would accept temporary permission so that the Dyers can start building. Mr. Dolbec also stated that the Dyers do not plan to subdivide. The Board decided to ask the Town Attorney if this was possible. The Board told the Dyers that they would let them know the Town Attorneys opinion on this matter. Mr. Dolbec brought the deed that was requested from him sometime ago. He also had soils information. Mr. Dolbec asked the Board if the contours could be taken off the topographical map. The Board also discussed with Mr. Dolbec what they wanted in the preliminary plan: 1. To locate the driveways for Lot #1. Lots #4 & #5 will share an entrance. 2. 50' minimum from centerline to road greenbelt. 3. Two (2) soils test on every lot. 4. 10' contours. 5. Notify abutters within 7 days of approval of preliminary plan. Mr. Dolbec told the Board that they could check the credibility of Richard Menthon with the State. Russell Keith asked Mr. Dolbec if he was only selling lots

and not building houses. Mr. Dolbec said that that was right. Mr. Dolbec made an appointment with the Board for their April 11, 1984 meeting at 8:30 p.m.

2. Renald Ruel: Property located on Map 35, Lot 14A, Zoned AR. Grandfathered lot. Mr. Ruel is requesting to jack up his cottage and move it back 20' and replace the foundation. Mr. Ruel has been before the Selectmen because he has stripped his lot. Mr. Ruel has agreed to replant. Mr. Ruel also asked to replace his shed. Moving the cottage back 20' would put Mr. Ruel's cottage 20' from his back lot line. He is not moving the sewerage, he will reconnect. Van Foglio said that Mr. Ruel has a pumping system from his septic tank to his seepage bed. Frank Griggs made the motion to approve Mr. Ruel's application to include the replacement of the existing shed with one similar in size. Roland Denby seconded. Unanimously approved.

3. Doug Welch: Property located on Map 3, Lot 61, Zoned Forest & Agriculture. Mr. Welch requests to put a trailer on an existing foundation 20' x 20' and lengthen it. Five acres have been given to Mr. Welch by his parents. Kathy Moody stated that the Board would require proof of ownership or intention to buy. She stated that the Board has a note from his parents that Mr. Welch has permission to build a house on the property. The Board told Mr. Welch that his parents will have to come in to the Board with a deed or a lease agreement from his parents. Mr. Welch has an appointment with the Board at 8:45 p.m. at their April 11, 1984 meeting.

4. Don Graves: Property located on Map 28, Lot 33, Zoned AR. Mr. Graves would like to put a trailer on this property. There is presently a cottage (on the back corner of the lot) and a small house (on Route #5) on this property already. He has enough land for 3 house lots. Russ Keith suggested to Mr. Graves that he split his lot into 3 house lots. Mr. Keith also told Mr. Graves that he should go before the Zoning Board of Appeals. Frank Griggs made the motion that the Board go to Roger Elliott on this matter of having more than one (1) single-family residences without having separate lot line with sufficient property. Roland Denby told Mr. Graves that this is completely out of the Board's hands. Frank Griggs made the motion that based on the current AR Zoning, this permit be denied under Section 3.03 of the Zoning Ordinance because there is not enough land on this property. Kathy Moody seconded. Unanimously approved.

5. Jack Daley: Property located on Map 5, Lot 14, Zoned Ar. Grandfathered lot. Mr. Daley would like to build a 22' x 22' addition to his garage for a home occupation. This would be attached to the existing structure. Mike Hammond made the motion that the Board grant this under Section 2.08 of the Zoning. Kathy Moody seconded. Unanimously approved.

6. Dana Woodsome: This is a resubmittal. Mr. Woodsome had asked for a variance for a garage in June 1983. He has been before the Zoning Board of Appeals and this has been approved. Mr. Woodsome has been approved by FHA for a house, and FHA will not accept the variance. Mr. Woodsome is now requesting a 42' setback from the road for the entire house. Frank

Griggs made the motion that Mr. Woodsome go before the Zoning Board of Appeals. Roland Denby seconded. Unanimously approved.

7. Norma Hamilton: Property located on Map 19, Lot 25, Zoned V. Mike Hammond stated for the record that he will abstain from all comments and voting on this matter. The arcade that is presently at this location will be closing on the 18th of this month. She would like to start a consignment business to be run from April to September with parking in the rear. The hours would be 8:00 a.m. to 4:00 p.m. on Saturdays and Sundays. Ms. Hamilton would also like to place tables outside on the sidewalk. The Board discussed the problems with parking. Frank Griggs made the motion to approve this as a retail shop under Section 3.04.02 in the Zoning Ordinance with parking in the rear with the stipulation that there should be no tables outside because of the parking and traffic hazards that would be created at a fairly dangerous intersection. Roland Denby seconded. 4 approved, 1 abstained.

8. Clint's Marine: Property located on Map 25, Lots 7 & 8. This request is for a Conditional Use Permit to make a new business for silkscreening wind deflectors for large trailers. The Board discussed the new Hazardous Waste Ordinance that has become effective. The Board wants Mr. Gannett to attend the next Planning Board meeting with a list of chemicals and the amounts to be used per month of these chemicals. The Board may want the Selectmen to hire some expertise to help them on this matter. The Board would also like to hold an on-site inspection to be attended by the Planning Board, the Selectmen, and a representative of the Fire Department. Roland Denby made the motion to send Mr. Gannett a copy of the Hazardous Waste Ordinance to make him aware of this and that he comply with it by supplying the necessary information to the Planning Board and request him to attend the next Planning Board meeting. Frank Griggs seconded. Unanimously approved.

9. Consent from from Laurette Grant and reports from DEP concerning the gravel pit. The Board acknowledges receipt of this and has filed this.

10. Notice from Selectmen regarding the Code Enforcement Officer, Building Inspector and Plumbing Inspector. The Board acknowledges receipt of this.

11. Notice from Town Clerk regarding the Pearl Street Extension. The Board acknowledges receipt of this and has filed it.

12. Advertising from American Planning Assn. The Board acknowledges receipt of this.

VII

Adjournment.

The meeting adjourned at 11:16 p.m.

Respectfully submitted,

Michael L. Hammond

Michael L. Hammond
Secretary/Treasurer

Stephen L. Woods

Frank Higgins

Roland E. Denby

