

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 7:30 p.m. April 11, 1984

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Kathy Moody, Mel Day, Charlot Lake, Mary Elizabeth Smith in attendance.

II The minutes of the previous meeting of March 14, 1984 were read and unanimously approved.

III Appointments:

1. 8:30 p.m. Raymond Dolbec—subdivision
2. 8:45 p.m. Doug Welch
3. 9:00 p.m. Stu Gannett
4. 9:30 p.m. Harvey Laroche
5. 9:45 p.m. Carl Sellers
6. 10:00 p.m. Dana Blackburn

IV Communications:

1. Memo from Selectmen regarding new appointments to the Planning Board.
2. Letter from CEO to Kenneth Childs.
3. Memo from Selectmen regarding the Swards.
4. SRCC—Notice of Intent to File—Raymond Harmon.
5. SRCC—Notice of Intent to File—Richard & Elizabeth Copeland.
6. SRCC—Notice of Intent to File—Theodore Pitas, Jr.
7. List of 1984 Officers and Officials of Town of Waterboro.

V Reports of Committees.

There were no reports as this meeting.

VI New Business:

1. The Board discussed going back to two (2) regular meetings a month. Roland Denby made the motion to go to two (2) meetings a month. Mike Hammond seconded. Unanimously approved.

2. The Planning Board held election of officers after the meeting was called to order. Kathy Moody nominated Mike Hammond for Secretary/Treasurer. Frank Griggs seconded. Unanimously approved. Mike Hammond nominated Roland Denby by Vice Chairman. Frank Griggs seconded. Unanimously approved. Mike Hammond nominated Kathy Moody for Chairman. Frank Griggs seconded. Unanimously approved.

3. Raymond Dolbec: The Board held a discussion before Mr. Dolbec arrived at the meeting, and brought the new members up-to-date on this subdivision. Roland Denby asked whether it was a legal subdivision or not. Kathy Moody said that Mr. Dolbec had called since the last meeting and requested that he be able to use a different scale for his plot plan that is not in the book. Kathy Moody told Mr. Dolbec that she could not authorize that. She talked with Roland Denby and he said that this had been allowed in the past. Mike Hammond asked about approving the one (1) lot for the Dyers. The Board decided to wait until Roger Elliott answered the Board's letter regarding this before making a decision. Mr. Dolbec and Mrs. Dyer joined the meeting

at this point. Mr. Dolbec presented his preliminary plans for the Board's approval. Mr. Dolbec also wanted to negate the common drive for Lots #4 & #5. The Board told Mr. Dolbec that they would discuss the common drive between these lots at the next meeting. Kathy Moody brought up the question of visibility, and Mr. Dolbec stated there would not be a problem with visibility. Kathy Moody said with the construction of the road the Board should stand to their first decision. Charlot Lake questioned about Mr. Dolbec having a cul-de-sac. Kathy Moody stated that Mr. Dolbec did not own that the Dyer's did. The Board accepted the preliminary plans presented by Mr. Dolbec. The Board also told Mr. Dolbec that he needed to to notify the land abutters within 200 feet within seven (7) days of his intent. The Board also told Mr. Dolbec that the abutters had seven (7) days after this to file negative comments. Mr. Dolbec was also told that the Board needed copies of his letter and registered mail receipts. Mr. Dolbec asked the Board if they wanted a copy of the soils investigation, and the Board said yes, and he went over this with the Board.

4. Doug Welch: Property located on Map 3, Lot 61, Zoned F & A. Grandfathered lot. Mr. Welch's parents came to the meeting with Mr. Welch. Mr. Welch's parent's will request the necessary permit. Roland Denby made the motion to accept this under Section 2.08 of the Zoning Ordinance. Mel Day seconded. Unanimously approved.

5. Stu Gannett: Mr. Gannett was asked by the Board what was being done at the Clint's Marine property. Mr. Gannett told the Board that they have taken the motorcycles out of the first warehouse, and we have a business that makes wind deflectors for tractor trailers. Mr. Gannett went on to explain that they have to apply a "stop-off" to these and cut into this the pattern that we want and spray paint it. Mr. Gannett said that the cleaning operation is similar to Southern Maine Finishing Corporation's metal parts. Kathy Moody asked Mr. Gannett if he had a list of materials used. Mr. Gannett told the Board that he could furnish them with one. He said they were mostly solvents and paints. Van Foglio mentioned the new Hazardous Waste Ordinance. Mike Hammond stated this was a Conditional Use in the Village Zone under Section 3.04.03 Item #10. Mike Hammond asked Mr. Gannett what the square footage was. Mr. Gannett said the building was 50' x 100'. Kathy Moody asked if there were any other question on this application. Van Foglio asked if there were chemicals stored there from the other plant. Mr. Gannett said no. Mike Hammond said that this was a legal activity depending upon what the Board finds out at the meeting with the attorney regarding the new Hazardous Waste Ordinance. Mr. Gannett asked the Board what the Board wanted to have. He said that they have paint thinners like what you would find at a body shop, epoxy, fast acting thinner MEK. Mr. Gannett said that on storing that these are what he would classify as a hazardous material as they are flammable. He stated that they have a 55 gallon barrel with thinner in it that we have used to wash out our paint pot. They also have fiber filters that take the paint out of the air before it is exhausted. Roland Denby asked for a list of what they do have there and the quantity. He stated that the Board would also like to know what the disposal procedures are and we will bring them with them to the meeting with the attorney. Roland Denby made the motion that the Board approve this under Section 3.04.03, Item #10 of the Zoning Ordinance subject to the requirements of the recently passed Hazardous Waste Ordinance. Frank Griggs seconded. Unanimously approved.

6. Harvey Laroche: Property located on Map 32, Lot 21, Zoned AR. Grandfathered lot. Mr. Laroche has a cottage and wants to raise it up and put a foundation under it and replace the underpinning. This cottage is 10' from the lot line. Mr. Laroche told the Board that he does not plan to install insulation or use this for a year round home. Frank Griggs made the motion to approve this under Section 2.08, paragraph 2, of the Zoning Ordinance. Mel Day seconded. Unanimously approved.

7. Carl Sellers: Property located on Map 36, Lot 29, Zoned AR. Grandfathered lot. This property is owned by Donald Barker. Mr. Barker would like to construct a second floor on an existing structure. He would also like to build an 8' x 12' pressure treated deck and a 4' catwalk. This would not entail an expansion of the first floor. This structure has a seven (7) foot exposed foundation. Kathy Moody suggested that the Board hold an on-site inspection. Frank Griggs made the motion that someone from the Board make an on-site inspection on this. Roland Denby seconded. Unanimously approved. The Board set the date of Monday, April 16, 1984 for the on-site inspection. Mike Hammond will let Mr. Sellers know of this date so that he may attend.

8. Dana Blackburn: Property located on Map 7, Lot 52. Zoned AR. Mr. Blackburn had a rough draft proposal for a mobilehome park. He owns 50 acres of land, and he would like to have this as an adult community. Gordon Littlefield asked Mr. Blackburn how many units he wanted. Mr. Blackburn said 75. The Board told Mr. Blackburn that in the AR Zone he would be required to have 80,000 square feet per unit. Mr. Blackburn asked the Board if they would call this a subdivision or a mobilehome park. Roland Denby turned to page 36 second paragraph of the Zoning Ordinance. Gordon Littlefield said that Section 3.06.03, #11 strengthened this. Mr. Littlefield also said that Title 10 says that you have to have direct access to a state aid highway. Roland Denby told Mr. Blackburn that the Board would have to look at the Town Ordinance on mobilehomes. Mr. Blackburn wanted to know the general feeling. He said that he could shorten the number of units. He also stated that he thought this would fall under subdivisions and that they did not require as big a lot. Gordon Littlefield said that he would have to deduct access roads, sewage etc. Mr. Denby told Mr. Blackburn that there is a process that must be gone through. Mr. Denby also told Mr. Blackburn of the new road standards of the Town. Mr. Blackburn told the Board that the Zoning requires 75' frontage and his plans call for 100' frontage. Mr. Denby told Mr. Blackburn that the Town's rules may be more strict than State rules. He said that if one of these mobilehome parks is in the Conservation Zone, it would require ten (10) acres per unit. Mr. Denby also said that anything this size the Board would have to take into consideration the traffic, and that the Board would have to hold a Public Hearing on this. Roland Denby asked Mr. Blackburn his plans of water. Mr. Blackburn stated that he would have a couple of artesian wells. Gordon Littlefield asked about lighting. Roland Denby stated that the Board feels that Mr. Blackburn would have to have 80,000 square feet per unit. Mr. Blackburn said that it would be out of the question. He said that it would not be feasible. Mr. Denby also told Mr. Blackburn that these would have to be put on a foundation. Mr. Denby also suggested that Mr. Blackburn talk to an attorney. Mr. Blackburn asked the Board about winterizing campers in a campground, or would this also fall under a subdivision. Mike Hammond said that they would have to be more than 400 square feet. Roland Denby asked if this would come under needing special conversion permits. Gordon Littlefield asked if Mr. Blackburn winterized the campers, didn't they become a permanent resident. Mr. Blackburn stated that this had nothing to do with what he was asking. Mr. Blackburn stated that he has had people asking if they could stay 2 or 3 weeks in the wintertime, but he can't because of the water line. Roland Denby said that a 2 to 3 week period of time did not make this become yearround the way he read it. Mr. Denby suggested that Mr. Blackburn contact an attorney. Mr. Blackburn withdrew his proposal for a mobilehome park.

9. Mike Norton: Property located on Map 44, Lot 2265. Van Foglio informed the Board that on the tax maps, it shows Mr. Norton's property as being 115' wide and 300+' deep. Mr. Norton came back to Mr. Foglio and told him that his property is only 100' wide which means that this property is 2' short on each side to meet the sideline

requirements. Mr. Foglio wants the Board to be aware of this discrepancy in the tax maps. Mike Hammond made the motion to approve this under Section 2.08 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved.

VII Communications:

1. The memo from the Selectmen regarding the new appointments was read to the Board by Roland Denby.

2. Letter from Code Enforcement Officer to Kenneth Childs. The Board acknowledges receipt of this letter.

3. Memo from Selectmen regarding the Seward's. They are requesting any information regarding Crabtree Acres subdivision and information regarding the maintenance of the Bagley Road (Clapper Road). The Board will take care of this.

4. Notice of Intent to File—SRCC—Raymond Harmon. The Board acknowledges receipt of this.

5. Notice of Intent to File—SRCC—Richard & Elizabeth Copeland. The Board acknowledges receipt of this.

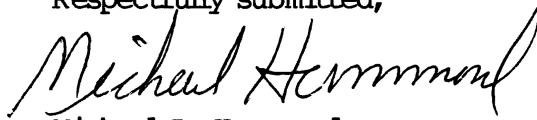
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7. List of 1984 Officers and Officials of the Town of Waterboro. The Board acknowledges receipt of this.

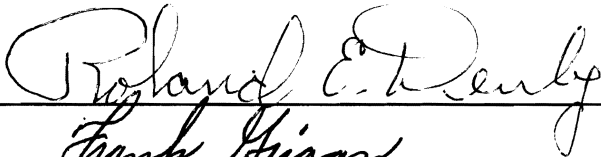
VIII Adjournment.

The meeting adjourned at 10:50 p.m.

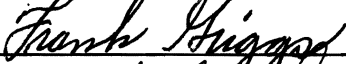
Respectfully submitted,



Michael L. Hammond  
Secretary/Treasurer



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