

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:45 p.m. July 11, 1984

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Kathleen Moody designated Charlot Lake to vote.

II The minutes of the previous meeting of June 28, 1984 were read and a change was requested. Corrected copies will be made and sent out.

III Appointments:

8:00 p.m. Calvin Lewis  
Pauline Berry

IV Communications

1. Letter to Selectmen from Melvin Day regarding his resignation from the Planning Board.
2. Letter to Board from Donald Holden.
3. Permit application from Wendee Lee Wright.
4. Permit application from Mildred Holt.

V New Business:

1. Calvin Lewis: Mr. & Mrs. Lewis came to the Board for information regarding Maurice Lamontagne's application to build a house on property abutting theirs. Mr. & Mrs. Lewis wanted to know what the codes were in relation to setbacks and septic systems. The Lewis' told the Board that they had their land surveyed. The Board told the Lewis's that where the lot that the Lamontagnes' plan to build on is grandfathered that the rules are not as stringent because many grandfathered lots are substandard in size. The Board told the Lewis' that the Lamontagne's had proposed to be thirty (30) feet from each side and eighteen (18) feet back from the road. A lengthy discussion was held regarding this. The Lewis' also were concerned with the road, and the Board told them that John Hanscom owned the road. The Board told the Lewis' to see the Plumbing Inspector with their questions regarding the septic system.

2. Pauline Berry: Property located on Map 32, Lot 15. Mrs. Berry brought in a sales agreement and a surveyors map for the triangular piece of property (111' x 110' x 34.4') that Mrs. Berry would like to purchase. This property is owned by Donald Johnson. A lengthy discussion was held regarding a right-of-way that Mrs. Berry says is not a recorded right-of-way. This right-of-way does not show on the Johnson Park map. Mrs. Berry told the Board that this right-of-way has been used since the forest fire. The Board would like to know if Mr. Johnson owns a piece of land behind this right-of-way as this would be contiguous. The Board took no action on this until they have further information.

3. Wendee Lee Wright: Property located on Map 50, Lot 23, Zoned AR. Grandfathered lot. Ms. Wright would like to build a 20' x 20' garage. Kathy Moody told the Board that according to Van Foglio the Town has done work on this road and has taken off part of her lot. One of Ms. Wright's pins is six (6) feet in the road. This was before the Board at the last meeting and was returned to the Code Enforcement Officer for further information. Frank Griggs made the motion that the Board

disapprove this as it was presented to the Board under Section 3.03 of the Zoning Ordinance.. Charlot Lake seconded. Unanimously approved.

4. Letter from Mel Day to the Selectmen regarding his resignation from the Board. The Board acknowledges receipt of this letter.

5. Letter from Don Holden regarding feedback that he has heard from the Board. The Board acknowledges receipt of this letter.

6. Kathy Moody requested that a copy of the Zoning Ordinance be sent to Roger Elliott for him to look over as it is conceivable that there have been state laws which affect the Zoning and to recommend changes.

7. Kathy Moody will get in touch with Paul McElhinney about the Hazardous Waste Ordinance regarding an application that needs to be created.

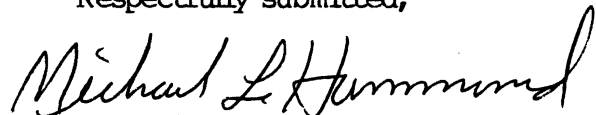
8. The Board discussed the Public Hearing regarding Elderly Housing.

9. The Board discussed with Mike Hammond his resignation.

VI Adjournment.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

  
Michael L. Hammond  
Secretary/Treasurer

