

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



CORRECTED COPY

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. August 8, 1984

I Rollcall: Roland Denby,, Frank Griggs, Mike Hammond, Charlot Lake in attendance. Kathleen Moody Chairman.

II The Board requested changes in the minutes of the July 26, 1984 meeting. Corrected copies will be made and mailed out.

III Appointments:

8:00 p.m. Steve Brunette
8:15 p.m. Robert Alexander
8:30 p.m. Frank Kent
8:45 p.m. Patrick Hebert
Donald Devine & Joseph Bouthiller

IV Communications

1. Copy of deed from Frank Kent.
2. SRCC-Intent to File-J. Boissonault. The Board acknowledges receipt of this.
3. SRCC-Intent to File-Roger & Linda Sherman. The Board acknowledges receipt of this.
4. Copy of letter to Donald Devine from Code Enforcement Officer.
5. Copy of memo to Planning Board regarding Charlot Lake's length of appointment. This states that the appointment papers have been changed to read "until April 1, 1989".
6. Copy of Oath regarding Charlot Lake as a regular member.

V New Business

1. Frank Kent: Property located on Map 35, Lot 13, Zoned AR. The Board discussed Mr. Kent's deed. The deed mentions an "old woods road". The Board discussed the right-of-way. Mr. Kent is not planning to build where the right-of-way is according to the Bradbury Park Subdivision map. Mr. Kent wants to build a yearround residence on this lot. There is a cottage there now which Mr. Kent is going to use for storage. The Board said that the Building Inspector will have to condemn the cottage there now before Mr. Kent occupies the proposed residence. Roland Denby made the motion that the Board table this until later in the meeting. Mike Hammond seconded. Unanimously approved. Mr. Kent joined the meeting at this point in the discussion. Kathy Moody told Mr. Kent that the Board had discussed this earlier and that his deed does mention a right-of-way but that the deed does not place it. Mr. Kent said that the way he read the deed the right-of-way goes to his property. Mr. Kent's three (3) lots abut East Shore Road, and that there are pine trees there that are 100 years old. Ms. Lake said that apparently there is another woods road. Mr. Kent said that the only road comes into Toothaker's property. Mike Hammond asked Mr. Kent if he used that road. Mr. Kent said no that he didn't use it. He said that the Lamontagne's lot and another cottage are right on the lake. They both use East Shore Road. Kathy Moody said that at one time Lot #13 was three (3) lots. Mr. Kent said that the lots might have been adjoined to the road at one time, and that the small lot next to Toothaker's is where the road ends now. Mr. Kent also said that his first two (2) lots are so steep that they could not be built upon. Mr. Kent said that as far as he can see the road comes up in back of Toothaker's place and cuts in to his lot about five (5) feet, then there is a big

pine tree standing there. He also said that as far as the right-of-way, he would not be down that far anyway. Mike Hammond asked if this was possibly part of the realigning. Mr. Denby did not think so. Ms. Lake said that this bears out what Mike Hammond said about the possibility of the "woods road" being the East Shore Road. Mr. Kent said that he would be back 75-80 feet from the water. The Board asked him if he was planning to keep this in line with the cottage already there. Mr. Kent said somewhat in line. Mr. Kent said that he would be 50 feet from the road. Kathy Moody said that if the deed was drawn out the Board might know where the right-of-way is. Ms. Lake had drawn a rough sketch according to the deed and showed it to the Board. Kathy Moody asked the Board is there were any further questions. Mike Hammond made the motion that the Board approve this primary structure under Section 2.08, and that the Code Enforcement Officer condemn the existing structure for occupancy before he issues an occupancy permit for the new structure. Charlot Lake seconded. Unanimously approved.

2. Steven Brunette: Property located on Map 38, Lot 32, Zoned AR. Grandfathered lot. Mr. Brunette is acting as agent for Joan Taylor. She is proposing to build a 24'x32' cottage. Mr. Denby informed the Board as to what the members who attended the on-site inspection had found. Mr. Denby said that Mr. Brunette's problem is that the driveway coming down into the lot is used by both cottages. This is a steep lot. A section of the lot is unbuildable because it is almost perpendicular. Another section goes down in steps. The leechfield will be over 100 feet back from the lake. The only problem that the Board members found on the on-site is that there is a cottage within 5 or 6 feet of the property line, and the proposed building site would be about 10' from the property line, so those members attending the on-site inspection feel that for the least problems for the cottage on either side that the proposed cottage should be turned. This would give it 25' on either side. The proposed cottage could not be moved back too much because of the septic tank. The tank has to be 8' from the house. The members also feel that the cottage should be in line with the other cottages. Mr. Denby also said that if the dimensions are right the sidelines should be 25', and that the septic tank would probably have to be moved a little bit. Mike Hammond said that the cottage could be 24'x30' instead of 24'x32'. Mr. Brunette made one (1) request: he asked for a little leeway one (1) or two (2) feet on each side for the foundation. Mr. Denby asked if there was 75' on the front. Mr. Brunette said that according to the deed there was. Kathy Moody asked if Mr. Brunette objected to turning the cottage and keeping it in line with the other two (2) cottages. Mr. Brunette did not object. Roland Denby made the motion that the permit be granted with the stipulations that the cottage be placed in line with the other two (2) cottages, that the sidelines be as close as possible to 25' on either sideline. Frank Griggs seconded. Unanimously approved.

3. Robert Alexander: Property located on Map 35, Lot 26. Grandfathered lot. Mr. Alexander would like to build an attached 12'x16' deck parallel to the water. Ms. Lake asked if there would be footings in the lake. Mr. Alexander said no. Mr. Denby asked how close this would be to Lot 25's cottage. Mr. Alexander said 40 to 50 feet. This would be about 10 feet from the stake. He also said that there are three (3) big trees that he does not want to cut down. He is planning to build the deck around one of the trees. The Board checked in the "Protecting Your Lake" booklet from the DEP to see if there was anything in it in reference to decks. Mr. Alexander said that the deck will be over land not water, and that he would be about 25' from Mr. Day's boathouse. Kathy Moody asked how far the footings would be from the water. Mr. Alexander said somewhere 5'-8' from the water, and that the base of the columns would be about 6' from the water. Ms. Lake asked if there would be any alterations on the ground. Mr. Alexander said no just a hole for the footings. Mike Hammond asked if his neighbors knew about this. Mr. Alexander answered yes. Frank Griggs made the

motion that the Board hold an on-site inspection. Charlot Lake seconded. Unanimously approved. The date for the on-site inspection is Monday, August 20, 1984 at 1:00 p.m.

4. Patrick Hebert: Property located on Map 11, Lot 33. Mr. Hebert had a copy of the deed and plans for the proposed structure. This lot is approximately 11 acres. Frank Griggs went on record that he will abstain from this matter. Mr. Denby asked why this was coming to the Planning Board. Mr. Hebert said that the Code Enforcement Officer did not want to be involved with it. The Board asked if Mr. Hebert had a title search done. Mr. Hebert has not. The Board will leave Mr. Foglio a note that the Planning Board has nothing to say on this.

5. Donald Devine & Joseph Bouthiller: Property located on Map 7, Lots 71 & 73. Zoned AR. Mr. Devine had a copy of his deed. Mr. Denby told the Board that Mr. Devine had been referred to him by Van Foglio, and that he had talked to Mr. Devine on the telephone. Mr. Devine is interested in a travel trailer type park located on Route #5. Mr. Devine told the Board that this was one (1) lot at one time. CMP has an easement on this property. Mr. Devine has a right-of-way going from one lot to the other. Mr. Devine told the Board that CMP acquired their easement in 1970, and that he purchased the property in 1973. Roland Denby asked if the easement restricts anything. Ms. Lake read from the deed that Mr. Devine cannot build on the strip and CMP has the right to cut down all the lumber within the strip. Mr. Devine said that he cannot build on that property but he can cross. He is going to obtain permission from CMP in writing to cross. He has talked with Mr. Curtis at CMP. The Board asked how many acres was involved. Mr. Devine said that the total parcel is 20 acres. Mr. Devine wanted to know exactly what he has to do to conform with the laws of the Town. Mr. Denby told the Board that he recommend to the Board that the Board handle this generally like a subdivision, and work from a sketch plan so that the Board can see what Mr. Devine has in mind. Ms. Lake asked about the water supply. Mr. Denby said that he would like to see what the Board says about the procedure of handling this. Mike Hammond asked if Mr. Devine was talking about a campground or a mobile home park. Mr. Devine said a campground. Mike Hammond asked if there were to be any permanent residences. Mr. Devine said probably in the future. Kathy Moody said that she was in agreement with Mr. Denby's feeling that the Board handle this matter like a subdivision so that there will be records for any future questions. Mr. Denby said that this would come under Section 7.02 of the Zoning. Kathy Moody said that she thought that she should abstain from doing anything on this. Mr. Denby said that he thought she could engage in the discussion. Mrs. Moody said that there would be a question of conflict of interest at a later date. Roland Denby made the motion that the Board proceed with a sketch plan, preliminary plan, and final plan as a subdivision. Charlot Lake seconded. Unanimously approved. Mr. Denby asked how large lot #73 is. Mr. Devine said 349,000 square feet. Mr. Denby informed Mr. Devine that the Town has a Road Ordinance that must be complied with. Mr. Devine told the Board that they only plan to develop Lot #73 at this time. Kathy Moody asked if the access would be over the small power line. Mr. Devine said that he can only cross over the large power line. Mr. Denby told Mr. Devine that he will have to put in a 50' right-of-way. Mr. Denby also asked if there was room for a 50' road on the old power line. Mr. Devine said that he believed the right-of-way is 100'. He wanted clarification on Section #1 regarding access to public roads. Mr. Bouthiller said that they did not see the water and lighting of the campground to be too much of a problem. Mr. Denby said that they would have to have a turnaround. Mike Hammond asked how many units they were proposing. Mr. Devine said 44 units. Mike Hammond asked if there would be underground sewage for each site. Mr. Bouthiller said that there would be three (3) septic sites. Mike Hammond told them that each campsite would have to be 5000 square feet. Mr. Devine asked if that was true for each tent site. The Board said yes. Roland Denby asked the Board if

they thought they would have to hold a Public Hearing on this. The Board thought a Public Hearing should be held. Mr. Denby also asked Mr. Devine about the safety of the campers under the power lines. Mr. Bouthiller said that this was one of the questions that they had. He said that it could be laid out differently. Mr. Denby said that the adjacent landowners might want some fencing around this so that people would not wander onto their property. Mr. Bouthiller asked about washing and shower facilities. Mike Hammond said that they would have to see the Plumbing Inspector. Mr. Denby informed them that the land is over an aquafire on Route #5 so they must be careful of pollution. Mr. Bouthiller had a question with the number of washers and dryers that would be required for the number of units. He said that he would have to have 10 of each. He also said that he has never seen that number at a campground before. The Board asked what he considered to be a reasonable ratio. Mr. Devine said that they were considering two (2) or four (4) for the whole area. He said that they would like to see the ratio higher. Mr. Bouthiller said the requirements for the showers was not bad. Mr. Devine asked about the width of the interior roads. Mr. Denby said that it would depend on how many units would be in there. Mr. Devine said between 40 and 50. The Board asked for Mr. Devine's timetable. Mr. Devine told the Board next summer, but that it might be delayed if this goes before the Town. The Board told him that he would have to come back with a layout. Mr. Denby asked if there had been soils tests done. Mr. Devine said no. Mr. Bouthiller asked about summer rentals. He questioned the meaning of Section 7.02 last paragraph mentions a time limit of 15 days. The Board told him that that pertains to landowners. Mr. Devine told the Board that his genuine problem pertains to the number of washers and dryers needed. The Board told him that they might have to ask the Maine Municipal Association to clarify this. There might also be some state requirements that the Board doesn't have. Mr. Bouthiller told the Board that they had written to the Maine Campers Association but had heard nothing from them. He also asked about the possibility of having bingo. The Board told him that they would have to be licensed by the State Police. Kathy Moody told them that prior to the Public Hearing the abutters would have to be notified. The Board told them that tonight's meeting is only the beginning, that they would have to obtain an accurate survey, meet the setbacks, Road Ordinance, and have some points cleared up with CMP. The Board also told them that they would try to find out about the washer and dryer situation. Mr. Denby asked how many wells they would have. Mr. Devine said two (2) wells. The Board told them that there is a very high water table in that area.

6. Kathy Moody asked the members when they could meet with the Selectmen regarding the Hazardous Waste Ordinance. The members received a letter asking for a meeting. The Board decided on Thursday, August 23, 1984 at 8:00 p.m.

VI Adjournment.

The meeting adjourned at 10:25 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Kathy L. Moody
Kathy L. Moody

Robert E. Denby
Robert E. Denby