

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

February 26, 1987

Meeting called to order at 8:15 p.m.

I Rollcall: Larry Jacobsen, Dwayne Woodsome, Roland Denby, Mike Hammond, Van Foglio, Alt.

II Minutes of February 11, 1987 meeting were unanimously approved.

III Appointments:

- 8:00 p.m. Garnsey Bros.
- 8:30 p.m. Brenda Charland
- 8:45 p.m. Donald Smith
- 9:00 p.m. Ossipee Hill Realty Trust
- 9:30 p.m. Carl Sellers

IV Communications:

1. University of Maine Cooperative Extension Service re: PATCH meeting February 24, 1987 at 7:00 p.m. at the Lions Den, Massabesic Medical Center.
2. Applicant's notice of intent to file an application with Saco River Corridor Commission-Merle McCormack for a 7'6" x 10'6" addition to kitchen.
3. Public Hearing Notice: Saco River Corridor Commission February 25, 1987 at Saco Valley High School-Frank Salvo, variance from the 100 ft. minimum frontage requirement.
4. Copy of letter sent to Carl Sellers from Karen Lovell re; compliance with Subdivision requirements.
5. Letter from DEP re: Lawrence and Veronica Smith on the Ledgemere Hydropower Project.
6. Copy of letter from Karen Lovell to Board of Selectmen re: Planning Board meeting of January 14, 1987.
7. Copy of letter from Karen Lovell re: Town of Waterboro v. Proach.
8. Copy of letter sent to CEO from Karen Lovell re: lots split by zoning district boundaries.
9. Notice of Public Hearing re: Ernest Roberge Sr., variance to Section 3.03.
10. Notice of Public Hearing re: James and Dee Benvie, Jr., variance to Section 2.08.
11. Letter from Kathleen Leighton re: requesting an on site inspection. The Board will do an on site when snow is gone.
12. Letter from Oak Point Associates re: proposed subdivision of Howard J. Hall on the West Rd. and the New Road., if he sends in additional information such as traffic study if it will speed things up.
13. Copy of letter from CEO re: Wesley Leighton subdivision.
14. Letter from Kasprzak Landbank Inc. re: revised Ossipee Woods II Subdivision plans.
15. Letter from Southern Maine Regional Planning Comm. re: floodplain management.
16. Informational Workshop re: land application of bioash, sewage, sludge, and other by-products, March 4, 1987 at 7:00 p.m., York County Agriculture Service Center, Sanford.

V

New Business:

Garnsey Bros. Map 20 Lot 18C Zone V

Showed plans of a house to be built in Sawmill Lane. Meets all setback and sideline requirements. Dwayne Woodsome made a motion to approve under Sections 3.03 and 2.08 under submitted plans. Mike Hammond seconded. Unanimously approved.

Brenda Charland: Map 20 Lot 11 Van Foglio was empowered to vote.

David Charland came before the Board with plans for a 4 unit apartment building to be built on 4 3/4 acre lot, on the West Road. Has had soil tests done. He would like to move the leech field to the right. Will need a copy of deed to be filed with subdivision plans. This is a two story building and each apartment will be heated individually. The apartments will share one common well. This building can meet all the setback and sideline requirements. Roland Denby made a motion for the Board to accept as a sketch plan. Van Foglio, seconded. Two (2) approved, Mike Hammond abstained from voting. These apartments will be called Pine Acre Apartments.

Donald Smith: Map 33 Lot 44

Mr. Smith would like to put in a full foundation and have a slab poured under porch and install a new septic system. Have had soil test taken. Mr. Smith would like to have a chamber system installed with a pumping station. Septic system would be 175' from lake. All dirt that is dug out will be trucked away. Mike Hammond made a motion to pass under Section 9:03 and 7:01. Dwayne Woodsome seconded. Unanimously approved.

Ossipee Hill Realty Trust: Map 4 Lot 13

George Ferguson, reg. Surveyor and Ann Beaulieu, Realtor came before the Board representing G.S. Steeves. Mr. Steeves has a permit to build one house but would like to build several others. Property has not been surveyed yet. The sketch showed was based on tax maps. The initial understanding was there was 11 acres with the intention of having 5 lots. When plan was drawn according to tax map it was scaled up to 8½ acres and 4 lots. Board would like to see some kind of a cul-de-sac in plans. Board will need a copy of deed for files. It will be put into the deeds that the road is not a Town road and it will have to be maintained by owners each having a 1/25 ownership. In presenting their plan the Board found out the Ann Isaac sold the house, sold 1 lot, and kept one lot which made an unapproved subdivision. One lot was sold to Waterboro Branch Realty Trust, Mary Steeves, Trustee and one lot to Ossipee Hill Realty Trust., G.S. Steeves owner. Larry Jacobsen made a motion to deny sketch plan showned. Roland Denby seconded. Mr. Ferguson will talk to Mr. Steeves and see about putting the two lots together under one name.

Carl Sellers: Map 32 Lot 16

Mr. Sellers would like to remodel an existing cottage on Ossipee Lake. He would like to add a second floor. This is a three bedroom cottage. Lot is 50" x 100". This addition will add 1 ft. to side of cottage. Mr. Sellers needs an on site inspection, and septic system has to be upgraded. When Board is read for inspection Mr. Sellers can be reached at 247-3821 or his wife can be contacted at 324-2285. The lot lines will have to be marked before an inspection can be done.

VI Adjournment:

The motion for adjournment was made at 10:30 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer

Robert E. Deuby

Donald Woodson

V. G. Foglia
