

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

March 11, 1987

Meeting called to order at 8:00 p.m.

- I Rollcall: Doug Foglio, chairman, Roland Denby, Dwayne Woodsome, Van Foglio, Alt., John Roberts, Alt.
- II Minutes of February 26, 1987 meeting were unanimously approved.
- III Appointments:
- 8:00 p.m. Greg Fall
 - 8:15 p.m. Russell George
 - 8:30 p.m. Richard Collard
 - 8:45 p.m. John Gray
- IV Communications:
1. Letter from DEP re; William R. McKribben, Jr., granted a Great Ponds Permit and Water Quality Certification.
 2. Notice of Intent to file re; June Read, build a 3 bedroom home.
 3. Bill from Little Ossipee Florist re; Flowers for Frank Goodwin.
 4. Letter from Steve Kasprzak re; information pertaining to groundwater exploration and the location of contaminated water supplies.
 5. Letter from Piscataqua Planning Associates re; announce the availability of their planning service.
 6. S.M.R.P.C. Notice of a Planning Board Workshop at Cornish Town Hall on Tues. March 31, 1987 from 7:00-9:00 p.m.
 7. Copy of Update.
 8. Letter from Karen Lovell re; David Agan.
 9. Certificate from Selectmen's Office re; Venduro Foglio appointed to the Planning Board as an Alternate.
 10. Notice of Public Hearing, Saco River Corridor Comm. re; Luigi and Ann Marie DiBella , variance from 100 ft. setback.
 11. Notice of Public Hearing, Saco River Corridor Comm. re; June Read variance on frontage and setback.
 12. Letter from Foothill Land Co., Rodney Chadbourne re; Guilford Berube.
 13. Letter from Drown Agency re; Planning Board meeting of Dec. 10, 1986.

V New Business:

John Roberts and Van Foglio was empowered to vote.

Greg Fall Map 6 lots 20A and 21A

Mr. Fall presented a preapplication for subdivision and a sketch plan for Dean Webber. Subdivision is for 6 lots. Three (3) lots are on one side of West Road and three(3) are on the opposite side of road. Lots meet all setback and zoning requirements. Board suggusted one (1) common driveway for three (3) lots, and would like driveways installed before lots are sold. The Board would like a restriction be put in the deeds that lots cannot be subdivided by individual owners. Must have two (2) soil tests done for each lot. The Board need a copy of the deeds, needs an onsite inspection.

The sidelines must be marked for an onsite. The Board would also like a list of the deed restrictions Mr. Webber is putting into deeds. Mr. Fall will appear before the Board on April 8, 1987 with the preliminary plans. John Roberts made a motion to accept sketch plan of Dean Webber. Dwayne Woodsome seconded. Unanimously approved.

Russell George: Map 40 Lot 7

Mr. Russell would like to put an addition on his camp on the lake. He presented the Board with a plan. He is having a new septic system installed. He would also like to change the roof line so he would not have a flat roof. Mr. Russell would like to make his screened in porch into a living room, it already has a foundation under it. John Roberts made a motion for new addition without going any closer to lake and a new roof line and to close in his porch as long as he gets an acceptable septic system. Roland Denby seconded. Unanimously approved.

Richard Collard: Map 29 Lot 11

Mr. Collard would like to move his camp back twenty feet and put a foundation under his camp. He meets all sideline and setback requirements. Dwayne Woodsome made a motion to accept sketch plan and on moving camp back from lake and Mr. Collard must have a new septic system. Roland Denby seconded. Unanimously approved.


John Gray: Westwinds Lot 19 and 21


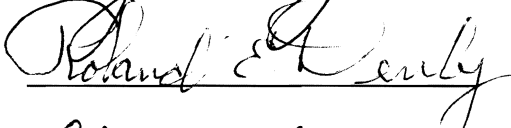
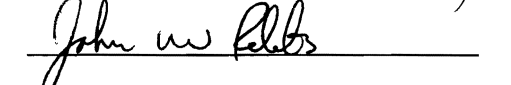
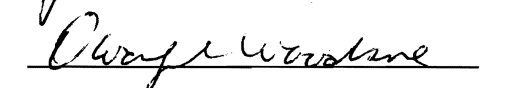
Mr. Gray has a stop work order on lot 21, he does not meet setback requirements. He would like to purchase additional 25 feet from owner of lot 19 to be within the requirements. The owner of lot 19 agrees to sell him this strip of land. The Board will need a purchase or sales agreement. Roland Denby made a motion the Board approves this transaction on receiving letters from Mr. Gray's Attorney and the Town's Attorney agreeing on this purchase. John Roberts seconded. Unanimously approved.

VI Adjournment:

The motion for adjournment was made at 10:15 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

SUMMARY OF MEETING WITH SELECTMEN, PLANNING BOARD, ZONING BOARD OF APPEALS, AND KAREN LOVELL MAY 14, 1987

The three Boards met with Karen Lovell to try to straighten out some problems. Planning Board was told that they can issue permits on a substandard lot without getting a variance and on grandfathered lots variances are not needed, Planning Board can issue conditional use permits. Grandfathered lots are defined by the deeds. Zoning Board of Appeals are to act only on lots created since the ordinance was adopted. For someone to build on a grandfathered lot, they appear before the Planning Board, because they cannot meet the setback requirements in ordinance, the Planning Board can grant them a conditional use permit. If a person disagrees with the Planning Board decision, they can then go before the Zoning Board of Appeals for a variance.

Karen will make up a form letter to send to the banks ect., so a person does not have to go before the Zoning Board of Appeals to receive a variance on something the Planning Board has already approved.

Section 2.08 needs to have specific standards and guidelines. Recommendation was made that a committee be made from the Planning Board and Zoning Board of Appeals to make amendments to the ordinance, but only do about 10 amendments at a time.

The Code Enforcement Officer will send any information to the Zoning Board of Appeals for the members to look over before any hearing.