



TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board

April 23, 1987

Meeting called to order at 8:00 p.m. Anna Jackson was empowered to vote

I Rollcall: Roland Denby, Anna Jackson, Alt., Dwayne Woodsome,  
Doug Foglio, Chairman, Larry Jacobsen.

II Minutes of the April 8, 1987 meeting were unanimously approved.

III Appointments:

8:00 p.m. Patrick Cunan  
8:15 p.m. Dwayne Woodsome  
8:45 p.m. David Agan  
9:00 p.m. David Moreau  
9:15 p.m. Donald Prokey  
9:30 p.m. Wesley Leighton  
Walk-in Fran Lapierre

IV Communications:

1. Saco River Corr. Comm. re; Notice of Intent to File, John and Aurelie Wallach to build a house.
2. Minutes of the Zoning Board of Appeals meeting of April 7, 1987.
3. Notice of decision from Zoning Board of Appeals on Peter Harriman and George Koutalakis.
4. Selectmen's Office re; appointments to Planning Board.
5. Saco River Corr. Comm. Notice of Intent to File re; Lawrence and Veronica Smith to Extend powerhouse 22' upstream to cover installation of a 65-inch vertical Kaplan turbine in existing turbine pit and a 600 kW synchronous generator; install a 2-tiered 4' high flashboard system in lieu of present 4' system; construct a flood gate in right abutment.
6. Advertising and graphic arts trade show April 23, 1987.
7. Subscription card for Journal of Planning Literature.
8. 3 letters from Karen Lovell re; Off-site Subdivision Improvements  
Zoning Ordinance Section 2.08  
Berube Restaurant/Video Rental
9. Plans of Ledgemere Power Project.
10. Plans and mylar of C&K Apartments.

V New Business:

Patrick Cunan Map 36 Lot 2

Mr. Cunan would like to build a log cabin 20x35. He has torn down the original camp. He has had a soil test taken and has started digging for the foundation. Original camp was about 50 ft. from the water.

The Board will need to do an onsite inspection. Lot is only 80 or 90 ft. deep. Mr. Cunan will be installing a new septic system. The lot will be staked out and marked where the cabin will set. On-site is schedule for April 29 at 6:00 p.m.

Dwayne Woodsome

Map 13 Lot 24-B

Mr. Woodsome would like to build a barn but cannot meet all the setback requirements. He showed the board a plan and why he could not meet setback requirements. The barn will sit 30 ft. from the old road and 35 ft. from the new road. Roland Denby made a motion to approve construction with building being at least 30 ft. from road under Section 2.08,3.03. Anna Jackson seconded. Unanimously approved.

David Agan

Westwinds

Mr. Agan showed plans to change encroachment problem. He presented the Board with the new deeds, and a new mylar. The Board informed Mr. Agan that he will have to have the mylar on a 24x39 sheet. Dwayne Woodsome made a motion to accept Mr. Agans plans. Roland Denby seconded. Unanimously approved.

Fran Lapierre

Map 9 Lot 20

Mrs. Lapierre is representing Howard Hall's subdivision of Wildwood Acres. She came before the Board to see what had been done about the road situation and to schedule and on-site. Mr. Hall will be doing a traffic study. On-site is schedule for May 2 at 1:00 p.m.

David Moreau

Map 11 Lot 29E

Mr. Moreau has an two acre lot and would like to put in a mobile home temporarily while he is building a house. The mobile home and the house will use the same septic system. He plans to start building in Sept. and will have house ready to move into within 15 months. Dwayne Woodsome made a motion to put mobile home in on lot with the time limit of 15 months, at the end of 15 months the mobile home will have to be moved out and if the house is finished before the 15 months is up then the mobile home will have to be moved, with deadline of August 1988. If more time is needed he must come back before the Board. Anna Jackson seconded. Unanimously approved.

Donald Prokey

Map 35 Lot 15

Mr. Prokey would like to put a foundation under his camp. The camp will stay the same size. Septic system is about 10 years old. Mr. Prokey will need and on-site. The Board scheduled his on-site for April 29 at 6:30 p.m. Mr. Prokey will have boundaries marked.

Wesley & Kathleen Leighton Alder Acres Map 7 Lot 66

Mr. Leighton submitted his preliminary application and plans to the Board. The Board did an on-site on April 15. After the on-site the Board informed Mr. Leighton that they would like the cul-de-sac moved. Mr. Leighton moved the cul-de-sac 80 ft. Mr. Leighton wants to build the roads to Town Standards and be a Town Road. The Board informed Mr. Leighton that the road will have to be accepted at Town Meeting. The Board also suggested that he make his drainage easement larger. The Board okayed 5 ft. contours. The Board would like to see added to his final plans;

1. No mobile home in deed restriction.
2. 35 ft. easement on drainage on exsisting drainage build 7½ ft. on each side.
3. All lots to have designated area where buildings can sit on lots. Building to be done only in these areas.
4. Have CMP plot where poles are going to go to take care of any easement problems.
5. 5 ft. contours with drainage easement every 50 ft.

The Board will hold a Public Hearing on this subdivision on May 28, 1987 at 7:30 p.m. Mr. Leighton would like to start cutting brush, the Board agreed to let Mr. Leighton start cutting brush.

The Board has schedule a special meeting on April 29, 1987 at 7:30 p.m. after the on-sites to discuss the on-sites and due to the length of the meeting they will go over the plans submitted for C&K Apartments.

VI Adjournment:

The motion for adjournment was made at 11:45 p.m.

Respectfully submitted,

*Lawrence Jacobsen*  
Lawrence Jacobsen,  
Secretary/Treasurer

*Wayne C. Fogles*  
*Roland C. Henry*  
Anna Jackson  
Dwayne Woodlawn

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