



TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board

May 13, 1987

Meeting called to order at 7:30 p.m.

- I Rollcall: Roland Denby, Anna Jackson, Alt., Dwayne Woodsome, Doug Foglio, Chairman, Larry Jacobsen, John Roberts, Alt., Mike Hammond.
- II Minutes of the April 23, 1987 meeting were unanimously approved.
- III Appointments:
8:00 p.m. Stanley Fialkosky
8:30 p.m. Emile Lamontagne
8:45 p.m. Paulette Davis
9:00 p.m. Robert Yarumian
- IV Communications:
1. Minutes of the April 28 Zoning Board of Appeals meeting.
2. Enterprise magazine.
3. Notice of Decision from Zoning Board of Appeals re; Bruce Folsom; and Chrisopher Ross.
4. Copy of letter from Zoning Board of Appeals re; Stu Gannett.
5. Nomination papers from the Maine Association of Planners.
6. Notice of Intent to File re; John Richardson to build a year round home.
7. Two letters from Karen Lovell re; Berube Restaurant.
8. Notice of Public Hearing from Saco River Corr. Comm. re; John and Aurelie Wallach.
9. Notice of workshop by Maine Assciation of Planners.
10. From D.E.P. re; dam repairs at Lake Sherburne.
11. Letter from Lebanon Citizen's Landfill Alliance re; meeting on May 9.
12. Notice of Intent to File re; Energy Homes, Inc., to build a single family dwelling.
13. Three letters from abutters of Alder Acres subdivision; Gerard Allaire, Dennis and Barbara Colley, Charles Drapeau.
14. Notice of Intent to File re; John Wallach to build a driveway.
- V Treasurer's Report:
Lawrence Jacobsen, Secretary/Treasurer, reports a balance of \$430.82 in the checking account.

NEW BUSINESSSTANLEY FIALKOSKY Map 45 Lot 1405

Mr. Fialkosky would like to build a 54 x 30 house with three bedrooms. He has an approval from Saco River Corridor Commission. His lot comes under Section 2.08, sideline dimension. He will be installing a chamber system for his septic system. The Board informed Mr. Fialkosky to be sure of setback and sideline requirements and to measure them when the footings are installed. On-site inspection was scheduled for Monday May 18, at 7:00 p.m. Lot is to be staked out and sidelines flagged. Mike Hammond made a motion that approval be given after on-site with approval voted unanimously by members of the Board attending the on-site, plus Saco River Corridor Commission requirements to be met. Dwayne Woodsome seconded. Unanimously approved.

EMILE LAMONTAGNE Map 35 Lot 11

Snow caved in the roof of Mr. Lamontagne's cottage, and he would like to remodel it. The cottage will stay the same size, but would like to square off the cottage. The cottage is 32 x 36. Septic system is about 75 feet from the water and was installed about 28 years ago. He would like to add a second floor and would add a chamber system to take care of the added bathrooms. On-site was scheduled for Monday May 18, at 6:00 p.m.

PAULETTE DAVIS Map 25 Lot 9

Mrs. Davis would like to install a tanning booth upstairs in the barn of her beauty shop. Her brother lives in the house and she has her beauty shop in it. They also have a gift shop which will be closing. Her sister will be running the tanning booth and will sell related items. She has had a parking lot installed which holds 11 car spaces. Mike Hammond made a motion to approve under Sections 5.03, 3.04.02, 4.01, 4.02, 4.03, for house, beauty shop with tanning booth and sale of related items with at least seven (7) parking spaces and a fence in front with an entrance and an exit not to exceed twenty (20) foot total to be marked and the gift shop to be closed by September 15, 1987, fence to be installed before tanning booth is opened. Roland Denby seconded. Unanimously approved.

ROBERT YARUMIAN Dean Webber Subdivision

Dean Webber has scaled down his subdivision from the sketch plan. He has gone from 6 lots to 2 lots. One lot is 10 acres and the other is 10.5 acres. On both lots the zone changes at 750 ft. The two zones are F&A and A&R. He presented the Board with a new set of plans. The Board would like to see common driveways but Mr. Yarumian didn't feel that is was feasible. Soil tests have been taken. Dean Webber must name this subdivision. On-site inspection was scheduled for Wednesday May 20, at 6:30 p.m. Lots need to be flagged out. Roland Denby made a motion to accept the revised sketch plan and after the on-site if no changes are to be made the plans to be approved as preliminary plans. Mike Hammond seconded. Unanimously approved.

BIRCHCREST ASSOCIATION

Land owners around Birchcrest Subdivision came before the Board to ask questions. Birchcrest is an approved subdivision as of 1971. The Board had already sent them a letter saying that the subdivision was Grandfathered and approved in 1971 and the Board would not act any futher on it.

OLD BUSINESS

Mike Hammond and Larry Jacobsen abstained from voting and John Roberts, Alt., and Anna Jackson, Alt., were empowered to vote. The Board discussed their meeting with Karen Lovell has sent the Board a letter regarding this matter. His septic system is being over used, he has put up an addition without a building permit, he has two separate businesses and he is in violation of his conditional use permit. The Board feels that he should comply with his permit or it should be revoked. He would like to build an addition for the video store. Dwayne Woodsome made a motion to deny his addition for the video rental store under Section 3.02, 3.04.03, 5.03, 2.08. Roland Denby seconded. Unanimously approved. The Board will send him a letter informing him that the Planning Board advises him that he comply with the original conditional use permit and for an exit and an entrance to Route 5 to be limited to 20 ft. total. Rest of frontage to be fenced off as agreed. If this is not done in a resonable time not to exceed thirty (30) days, Planning Board has requested the enforcement section of the Town of Waterboro to revoke his conditional use permit. John Roberts made a motion to mail a certified letter with a copy of the letter from Karen Lovell dated May 8. Roland Denby seconded. Unanimously approved.

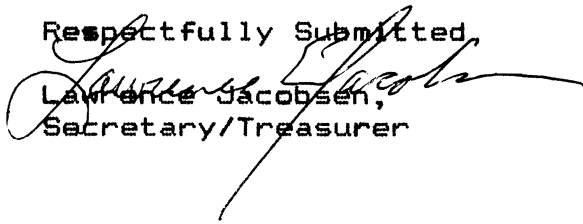
WILDWOOD SUBDIVISION

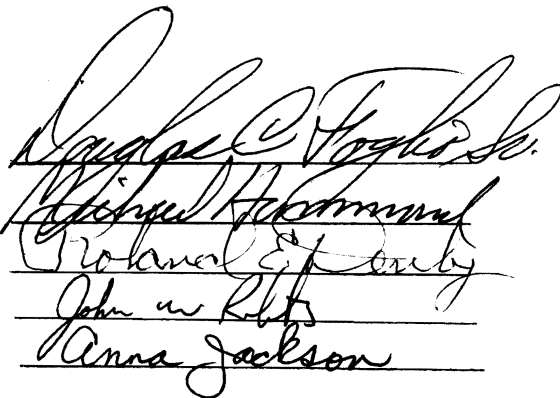
The Board discussed their on-site inspection of Wildwood . They suggested that they revise the plans so that most of the roads come out on the West Road and to give an approximately center line location and center line profile of a proposed road from West Road to New Road. There seems to be quite a grade from the West Road to the New Road.

VII ADJOURNMENT

The motion for adjournment was made at 10:55 p.m.

Respectfully Submitted,


Lawrence Jacobsen,
Secretary/Treasurer


Roland C. Foght, Jr.
Mike Hammond
Roland E. Denby
John W. Roberts
Anna Jackson