

TOWN OF WATERBORO
 PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board May 28, 1987

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

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

II Minutes of the meeting May 13, 1987 were unanimously approved.

Appointments:

8:00 p.m. Donald Prokey 8:15 p.m. Richard Cunan
 8:30 p.m. Clinton Presby 8:45 p.m. Larry Jacobsen

III Communications:

1. Notice of Public Hearing, Zoning Board of Appeals re; Aurelie Dyer Wallach, grant a variance in regards to Section 3.03.
2. Notice of Public Hearing, Zoning Board of Appeals re; Carmen Federico, grant a variance in regards to Section 3.03.
3. Minutes of the May 5, 1987 Zoning Board of Appeals meeting.
4. University of Maine Cooperative Extension Service re; PATCH update.
5. Letter from Karen Lovell re; Town of York v. Champlin re; multi-unit buildings are subject to subdivision review.
6. Copy of letters sent to Richard Collard and Norman Croteau from C.E.D.
7. Letter from Natural Resources of Maine.

IV New Business

Alder Acres

After the Public Hearing the Board held a discussion with Wes Leighton. Mr. Leighton would like to make a few changes on the road profile. He could not stay 3 to 1 slope and 2 to 1 back slope and stay within the 50 ft. He has two elevations to work with. He proposes to lessen the ditch, eliminate 1 ft. at bottom of ditch. Slope should be reduced as much as possible. The Board will pass the plans on to the Road Review Committee and set up a meeting with them to discuss the road. The Board asked if the plans reference to contour lines or to a topography map. On lot #4 he would like to have the driveway run along the side of the drainage easement and the driveway to be used to get to the drainage easement to be written into the deed. Note to be added to single family dwelling; no businesses. Board suggested that a silk fence and hay be installed behind Allaire's and Colley's houses and a 35 ft. drainage easement for 150 ft. behind Allaire's. Board would also like soil test and hydro tests results.

Donald Prokey Map 35 Lot 15

Mr. Prokey has changed his plans from the one submitted before. After the onsite the Board suggested some changes. The Board told Mr. Prokey that they can act on the camp but on the garage he has to get letters of approvals from land abutters on the right-of-way. He will be raising the cottage and putting the new foundation under where the camp sits now. He would like to have a suspended porch, after discussing it with the Board he decided against the porch but he will be adding a deck. The deck will bring him 37 ft. from the water and 45 to 50 ft. on the Easterly side to the property of Ruel. Board suggested that the C.E.O. tag 4 corners to be sure of plans. Mr. Prokey will be installing a new septic system. He must maintain 10 ft. from boundry or receive an easement of 2 ft. John Roberts made a motion to approve for camp to go from 24 x 34 to 28 x 34 with a 4 ft. ell as long as he stays within 10 ft. of property line, but if camp is made smaller, still is submissible under approval and camp or any part of the structure to be no closer to the lake, under Section 3.03, 7.01, 2.08. Dwayne Woodsome seconded. Unanimously approved.

Richard Cunan Map 36 Lot 2

There is a question of the right-of-way to his property. He thought that the right-of-way went to his property but the Swett family say it goes to the lake. The Board does not want to make a decision when there is a question of the right-of-way. He must either go to an Attorney and get a letter stating where the right-of-way ends and the Attorney will stand behind the letter or he must get is surveyed. The lot is grandfathered because it was an established lot before the zoning ordinance was enacted on March 12, 1977.

Clinton Presby Map 9 Lot 42

Mr. Presby came before the Board to build a hunting camp, now he wants it to become a year round residence. He wants to build it on a foundation that has already been installed. He was issued a conditional use permit for seasonal use in Sept. 13, 1978. Three town roads meet right at his property. There is a question on the road coming from Thyng's Mills which he closed off. It is now a civil matter on the road. Mr. Presby has gone closer to the road but is willing to move back. Building is not grandfathered but the land was purchased before ordinance went into effect and building was built after. Mike Hammond made a motion to discuss this matter with Karen Lovell. Dwayne Woodsome seconded. Unanimously approved.

Larry Jacobsen

Map 36 Lot 21

Larry Jacobsen abstained-John Roberts was empowered to vote. Mr. Jacobsen would like to put a deck on his cottage. The deck would be 6 to 8 ft. Cottage is 10 ft. from the water and he will not be going any closer to the lake. The deck will be on the NW side of his cottage. Roland Denby made a motion to approve. Mike Hammond seconded. Unanimously approved.

V Old Business:

Dean Webber on-site:

The Board voted to send a letter stating after the on-site committee and other members of the Planning Board who have looked at the lot, decided that both driveways must meet the minimum safe sight distance as outlines in the Street Design Ordinance under Article 3.

Stanley Fialkosky

After the on-site inspection, Doug Foglio made a motion to approve at minimum distance allowed by Saco River Corridor Commission, 100 horizontal feet from the water from the closest point, with all conditions from Saco River Corridor Commission with the following, house not to be no closer than 40 ft. from road and no part of structure shall not be closer than 40 ft. but should be 49 ft. Dwayne Woodsome seconded. Unanimously approved.

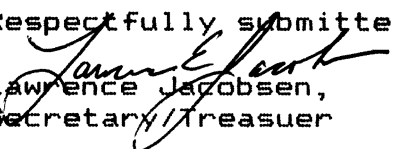
The Board also voted to send the Selectmen a letter asking why Mr. Berube was issued a liquor license for 90 days when the Planning Board has given him 30 days to comply with his conditional use permit.

The Board also voted to make 9:00 p.m. their last appointment for their meetings.

Adjournment:

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

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

