

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board June 25, 1987

Meeting called to order at 7:45 p.m.

- I Rollcall: Larry Jacobsen, Roland Denby, Anna Jackson, Alt.,  
Doug Foglio, Chairman, Dwayne Woodsome, Mike Hammond.
- II The corrected minutes of May 28, 1987 were approved as read.  
The minutes of the June 10, 1987 meeting were approved as  
read.
- III Appointments:  
8:00 p.m. Terrance Hackett  
8:15 p.m. Philip Beeler  
8:30 p.m. Albert Welz, Jr.  
8:45 p.m. Robert Parker, Jr.
- IV Communications and bills:  
1. Bernstein, Shur, Sawyer and Nelson re; Southern Maine  
Finishing.  
2. PATCH Update and summary of community opinion poll.  
3. May-June volume of Enterprise.  
4. Letter from Selectmen's office re; gas tanks owned by  
Roger Chick.  
5. Copy of a letter sent to Donna Morrill from CEO re;  
temporary permit for a mobile home.  
6. S.M.R.P.C. notice of a workshop on Monday June 29, 1987 at  
7:30 p.m. at the York County Court House, Basement Meeting  
Room.
- V New Business:  
Anna Jackson was empowered to vote.

Terrance Hackett: Map 41 Lot 5 & 6 AR Zone

Mr. Hackett would like to install a slab with a shed style roof to use as a boat storage. He would like to add this to the back of his garage. The garage was built in 1982, or 1983. Roland Denby made a motion for an on-site. Anna Jackson seconded. The on-site was scheduled for Monday June 29 at 9:30 a.m. The on-site committee will make a recommendation to the Board at the next meeting. Mike Hammond arrived at this time.

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Philip Beeler: Map 19 Lot 7 V Zone

Mr. Beeler would like to install a mobile home on his property which is in the Village zone. He has 2 garages which are 2 businesses, a house, 1 mobile home already on his property. His lot is about 6 acres. He lives in the existing mobile home and he rents the house to his mother-in-law. He must maintain sideline requirements. The Board will do research to be sure they are not in a subdivision status. Board will consult with Karen Lovell on a ruling and when a ruling is received, notice will be sent to Mr. Beeler.

Albert Welz, Jr.: Map 29 Lot 29 AR Zone

Mr. Welz showed plans to the Board of the remodeling he would like to do to his cottage. He would like to add a deck, woodburning stove, and glass in porch. The Board can only act on the proposed deck, which is 10'x20'. He has raised his cottage and placed it on a foundation after receiving his approval from the Planning Board on July 9, 1986. The original use permit was approved as long as he does not go over the 35' maximum building height, or increase outside dimensions. The original deck is 6'x8'. He would like the deck to go on the lake side of his cottage. The Board agrees that a deck the same size as the original deck can be built without violating original conditional use permit. The new deck can be no larger than 6'x12'. Mike Hammond made a motion that the deck be no larger than 6'x12' not including stairs, stairs to go off the side and not go any closer to the lake under Section 9.03 Roland Denby seconded. Approved with 1 abstention.

Robert Parker, Jr.: Map 9 Lot 18 AR Zone

Mr. Parker presented sketch plans for a subdivision of 4 lots possible 5 lots if lot 4 is divided. 1 is 3 acres, 2 is 3.3 acres, 3 is 4.6 acres and 4 is 9 acres. He has his deed. The Board informed Mr. Parker that he will need a water study done and have it submitted with his preliminary plans. The Board would like to see the least amount of entrances on to the West Road. Lots need to be flagged for and on-site. The total acreage is 19.9 acres. He will need to name his subdivision. Safe sight distances should be considered. The Board will schedule an on-site when the lots are flagged. Mr. Parker will inform the Board when he is ready for an on-site.

VI Old Business:

The Board will send a letter to the CEO to check for a possible violation on the Donald Prokey's property under Section 12.03, 2.03.

Mike Hammond made a motion that the Board after reviewing, will stand by the original decision on the conditional use permit for Stanley Fialkosky. Dwayne Woodsome seconded. Approved with 1 abstention.

James Colombo's on-site. Roland Denby made a motion that Mr. Colombo's garage be approved under Section 2.08. Anna Jackson seconded. Approved with 1 abstention.

Wes Leighton called to inform the Board that he is ready for the inspection of his proposed road with the Road Review Comm. and the Planning Board.

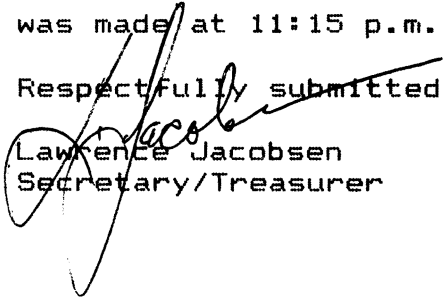
The Board reviewed a plot plan for a lot in Wilderness Acres for the CEO. The subdivision is in Conservation zone which requires 10 acres. The subdivision was approved on May 28, 1974 so it is a grandfathered lot.

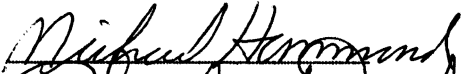
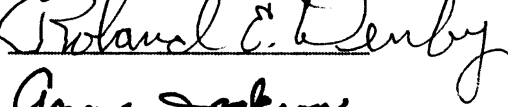
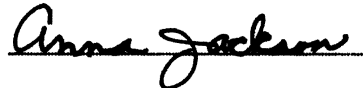
Clinton Presby. The Board agreed to sent Mr. Presby a letter stating that if he is willing to tear down and rebuilt and build new building 45 ft. from the road, he should send the Board a set of plans with sideline dimensions, and the size of proposed camp.

VII Adjournment:

The motion for adjournment was made at 11:15 p.m.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

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