

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular meeting of the Waterboro Planning Board

July 23, 1987

Meeting called to order at 8:05 p.m.

- I Rollcall: Roland Denby, John Roberts, Alt., Anna Jackson, Alt.
Doug Foglio, Chairman, Dwayne Woodsome, Mike Hammond
- II The minutes of the July 8, 1987 meeting will be approved at the next Planning Board meeting.
- III Appointments:
8:00 p.m. Evelyn Adams
8:30 p.m. William Priante
8:45 p.m. Albert Bureau-did not show
9:00 p.m. Howard Hall-cancelled
9:15 p.m. Clinton Presby
- IV Communications and bills:
1. Memo from the Selectmen's Office re: copies of water evaluations reports from subdivisions.
 2. Three letters from Karen Lovell re: Donald Prokey, gas pumps as structures, effect of zoning violations on liquor licenses.
 3. Copy of a letter sent to Mr. Sumner Cambell from the Town Planner.
 4. Copy of a letter from the Selectmen's Office re: authorization for the CEO to issue form letter.
 5. Bernstein, Shur, Sawyer and Nelson re: Southern Maine Finishing Corp.
 6. Dubois and King re: announcement of James P. Upham as Senior Planner.
 7. York County Soil & Water Conservation District re: Land Use Suitability Tour.
 8. PATCH update.
 9. Saco River Corr. Comm. notice of Public Hearing.
 10. Letter from CMP re: spraying on the pole lines.
- V New Business:
- Anna Jackson, Alt. and John Roberts, Alt. were empowered to vote.

Evelyn Adams:

Evelyn Adams and Leonard Lavoie came before the Board with some concerns that they have about Birchcrest Subdivision. The Board informed them that the developer will have to comply with the Maine State Plumbing Code. The Board has received a sample deed from Mr. Guy Raymond and the Board voted to send a copy of the sample deed, and a copy of the covenant on the original subdivision plan to Karen Lovell to see if a condition should be on the deeds of individual lots and have her send the Board a copy of how the deeds should read. The Board would also like to stress in the deeds that the road is a private road and not a Town road.

William Priante: Map 28 Lot 7 Zone AR

Mr. Priante appeared before the Board because he is in violation of Section 7.02. The CEO had sent Mr. Priante a letter stating that he is in violation. He has a camping trailer set up on his property while he does some remodeling to his building. One part of the building is being rented as an apartment. He would like a permit to use the trailer to stay in, part-time, for two years. The Zoning Ordinance states use can only be for 15 days without a permit and 30 days with a permit. He can store his trailer on his property during the winter and he can come back before the Board in the spring for an automatic renewal. John Roberts made a motion to approve a 30 day permit with two automatic renewals, subject to the following conditions:

1. Have tank pumped out by a licensed state pumper.
2. Used weekends only with the exception of one week in August and one other week not yet determined.

Mike Hammond seconded. Approved with one abstention.

Clinton Presby: Map 9 Lot 42 Zone F&A

Mr. Presby presented the Board with a new plot site. He informed the Board that he will stay within the boundaries shown on his site plan and he is either going to sell or tear down his existing camp. Mike Hammond made a motion to accept site plans as submitted on July 23, 1987. John Roberts seconded. Approved with one abstention.

Old Business:

Anna Jackson reported to the Board on the on-site done on Mr. Ervine Richardson's subdivision. The on-site was not done on Robert Parker's subdivision due to Mr. Parker not being present.

New Business:

Northern Landbank was told by previous owner that they could use existing building as an office. The office is located in a subdivision that was set up for elderly people only. The Board can not act on this matter without further research.

It was reported to the Planning Board that there was strong sewage odors and surface water to the rear of Chicks Laundrymat. This being out of the Planning Board jurisdiction the clerk was instructed to turn this matter over to the CEO and the Health Officer.

Dwayne Woodsome made a motion to approve a study of Affordable housing in Waterboro and York County and approve grant application for said study. John Roberts seconded. Approved by the Board.

The Board voted to send a letter to the Selectmen on requirements of subdivision approval.

Adjournment:

The motion for adjournment was made at 10:45 p.m.

Respectfully submitted,

Lawrence Jacobsen,
Secretary/Treasurer

Douglas C. Taylor
John W. Roberts
Dwayne Woodsome
Anna Jackson

