



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board. August 27, 1987

Meeting called to order at 8:40 p.m.

- I Rollcall: Doug Foglio, Chairman, Anna Jackson, Alt., John Roberts, Alt., Mike Hammond, Larry Jacobsen.
- II The minutes of the August 12, 1987 meeting were approved as read.
- III Appointments:
 - 8:00 p.m. Robert Parker Jr.
 - 8:30 p.m. Norman Croteau
 - 9:00 p.m. Bob Menard
- IV Communications and bills:
 1. Letter from Bicentennial Committee re: parade.
 2. S.M.R.P.C. Newsletter.
 3. Letter from Karen Lovell re; Birch Crest subdivision revision.
 4. Letter from Robert Parker Jr. re; copy of letter sent to abutters notifying them of his subdivision.
 5. Olde Barwick Management Corp. re; information on their services.
 6. Maine Coast Heritage Trust; 1986 annual report.
 7. August issue of Update.
 8. Notice of Decision from ZBA re; Frances and Mary Chase.
 9. Copy of letter from Ed Bradley re; Water impact study for Parker Subdivision.
 10. PATCH update.
- V New Business:

Anna Jackson, Alt., and John Roberts, Alt. were empowered to vote.

Robert Parker: Map 9 Lot 18 Zone AR

Mr. Parker submitted his final plans for his subdivision. All notes on the final plan are to be included in the deed covenant. He will send a new copy of the deed. Before any building the fifty foot driveway should be installed. Mike Hammond made a motion to approve with no more than one (1) lot can be sold without the fifty foot driveways installed. John Roberts, seconded. Unanimously approved.

Norman Croteau: Map 28 Lot 43 Zone AR

Mr. Croteau added a deck onto the front of his camp without any permit. On September 11, 1986 he received a conditional use permit to raise his cottage and put it on a cement foundation. The only condition was that he had to be sure his septic system met state standards. He has not checked to see if his septic system is up to state standards. His deck is 8x12. The cottage with the deck is 15 feet from the water. Without the deck the cottage is 23 ft. from the water. Mr. Croteau refuses to tear down the deck. Mike Hammond made a motion to deny him a permit and have Mr. Croteau remove the deck. John Roberts seconded. Unanimously approved. Mr. Croteau stated that he will go to the Zoning Board of Appeals.

Bob Menard: Map 58 Lot 10 Zone FA

Mr. Menard has purchased Lot 10 at Bassland Acres subdivision. He would like to have his driveway changed from what it shows where it should go on the final plan. It is in his deed that he has first choice on Lot 11 if the owners decide to sell and he would like to have the driveway where he could have access to both lots. He will be building on Lot 10 as soon as he can. Where the driveway shows on the plan he would have to have alot of fill brought in. The Board suggested that he acquire an easement from the owners of Lot 11 to get behind the greenbelt and have their driveway there. Mr. Menard will check into it. John Roberts made a motion that if an easement can be acquired then he may use it. Larry Jacobsen seconded. Unanimously approved.

VI Old Business:

Terry Hackett: The Board voted to stand by their decision of not letting him enclose his boat storage which will be built on the rear of his garage. If he encloses it, it will be an addition on his garage.

Tom Cole: Tom Cole has purchased the Stanley Fialkosky property in Arrowhead. He wanted to know if the conditional use permit is transferable. He will comply with the conditions set by the Board and he will be building a smaller house. The Board asked that he send in a site plan for them to review.

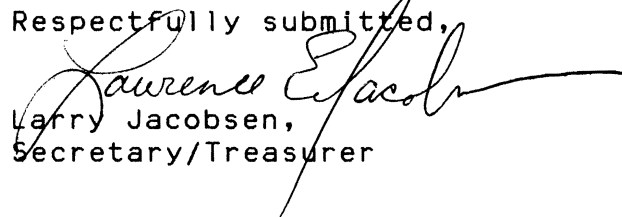
The Board has voted to request that \$500.00 be deposited into their checking account.

The Board also voted to send a letter to SAD 57 concerning their conditional use permit that was issued for the Elementary School, which they have not adhered to.

VII Adjournment:

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

Respectfully submitted,


Larry Jacobsen,
Secretary/Treasurer

