

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board September 9, 1987

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

I Rollcall: Mike Hammond, John Roberts, Alt., Dwayne Woodsome,
Anna Jackson, Alt., Larry Jacobsen.

II Minutes of the August 27, 1987 meeting were approved as read.

III Communications:

1. Bernstein, Shur, Sawyer and Nelson re: Southern Maine Finishing.
2. Copy of letter from Karen Lovell to Andrew Timmis re: Deed Restrictions.
3. Copy of letter to Andrew Timmis from Robert Gillespie.
4. Notice of Intent to File Saco River Corr. Comm. re: Harry and Margaret McLaughlin.
5. Letter sent to Mr. Gallucci.
6. September issue of Update.
7. Consumer Information Catalog.

IV Appointments:

8:00 p.m. Richard Provencher
8:15 p.m. Chet Munro
8:30 p.m. Joseph Moreau
8:45 p.m. James Triance
9:00 p.m. John Murray-did not show

V New Business:

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

Richard Provencher: Map 34 Lot 10A Zone AR

Mr. Provencher would like to build a deck and a porch. House is about 20 ft. from the water. He showed the Board pictures of his house. He wants his deck to be a first and second level. He has already removed his existing porch. His lot is about 40,000 sq. ft. New deck would be about 5 ft. wide. There is two families living in his house. The Board informed Mr. Provencher that they cannot allow his to go any closer to the water but he can build on the sides and must maintain 35 ft. sidelines. John Roberts made a motion to allow a 10x10 deck going no closer to the water, a ramp coming off the back, this is a second floor deck under Section 3.03 and 7.01. Anna Jackson seconded. 3 approved with 2 abstansions.

Chet Munro: Map 8 Lot 13B Zone AR

Mr. Munro wants to build a garage and breezeway. The garage will be 28x28. He has a two acre lot and he can maintain sidelines requirements. He has two existing bathrooms, but he would like to put in a new septic system. His garage will have rooms upstairs and would be for his own use only. John Roberts made a motion that he get a new septic system design and rooms not to be rented out under Section 3.03, must meet setbacks and have a free and open passage between buildings. Anna Jackson seconded. 4 approved with 1 abstention.

Joseph Moreau: Map 33 Lot 23 Zone AR

Mr. Moreau would like to build a 16x20 addition on his cottage for a bedroom. He will not be going any closer to the lake and will be building on the rear of his cottage. He wants to live there year round. He has a cesspool so his septic system will have to be updated. The measurements of his cottage are 26 ft. from one corner and 39 ft. from the other corner, building is 25 ft. wide and 35 ft. long. Larry Jacobsen made a motion to approve under Section 2.08, 7.01, 3.03 and he must have a soils test approval for a new septic system and new system to be installed, the new addition is to be 16 ft. added to the rear of the building and no wider than existing building and is to be only 1 story. Dwayne Woodsome seconded. 4 approved 1 abstention.

James Triance: Map 18 Lot 1 Zone V

Mr. Triance must move his business to a new location, the building he is now renting is being sold. On the lot he has for his residence he would like to build a single story garage to have for his business, which is a machine shop. He has a 30,000 sq. ft. lot. He can meet sideline requirements. He will mostly be running one CNC machine and his hours would probably be 7:00 a.m. to 8:00 p.m. The garage will be insulated and should have very little noise. John Roberts made a motion to approve under Section 3.04.03, 2.07, 2.03, 3.03 and he complies with the plans submitted, with no more than 2 employees with 2 parking spaces. Dwayne Woodsome, seconded. 4 approved 1 abstention.

Ray Janson:


Mr. Janson has bought the building that WEBSCO used to be at. The Board will do research on former owner. The lot is 4.6 acres and is in Village zone. He has a real estate office, Bonnie Brae has an office and he also is going to rent one office to a video rental and also has another business interested in opening up a store or office. John Roberts made a motion to send the information to Karen Lovell for her to review and get back to the Board by the September 24 meeting. Anna Jackson seconded. 4 approved 1 abstention.

The Board will meet on November 9 instead of November 11.

VI Adjournment:

The motion for adjournment was made at 9:15 p.m.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer

