

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Regular meeting of the Waterboro Planning Board September 24, 1987

Meeting called to order at 8:15 P. M.

I Rollcall: Doug Foglio, Larry Jacobsen, Dwayne Woodsome, Anna Jackson, Alt. Anna was empowered to vote.

II Minutes of the Sept. 9, 1987 meeting will be approved at the October 14, 1987 meeting.

III Communications and bills:

1. Letter from SAD #57 re: conditional use permit issued to Waterboro Elementary School.
2. PATCH update.
3. Copy of DEP's request for proposals to conduct groundwater investigations.

IV Appointments:

8:00 P.M. Sharon Abbott
8:00 P.M. Roger Richard
8:15 P.M. John Murray
8:45 P.M. Oak Point Asso. Howard Hall

V New Business:

Board interviewed Sharon E. Abbott for position of Planning Board Clerk, CEO Secretary and Town Planner Secretary. Anna moved to accept Sharon E. Abbott as new clerk. Dwayne Woodsome seconded the motion. Voted unanimously.

Roger Richard: Map 33 Lot 27 Zone AR

Mr. Richard would like to put a foundation under existing cottage. The cottage will stay the same size. Mr. Richard's will have to do something about erosion. He will have a walk out cellar. He must have a updated septic system, to meet State standards. Mr. Richards current system has been there about 18 years. He will be excavating 8 or 9 feet forward in front. He will be trucking off the dirt dug out of cellar. He will have to mark reference points so when cottage is moved back on foundation it will be where it originally was. He has a door on front no deck just steps onto a cement patio. He would like to build an 8 ft. deck. Board informed him he cannot go any closer to water. He can move back 8 ft. the width of what he wants his deck, and still maintain sideline and setback requirements. Silk fence must be installed in front for erosion control.

Steps will come off the side of the deck. Larry moved to be sure HHE 200 is obtained and septic system to be installed before building permit is issued and be allowed to elevate cottage and put a foundation under and move cottage back 8 ft. for deck with minimum setback of 64 ft. from high water mark of lake be met as of this date. Stairs to go off the side of the deck, erosion construction barrier to be erected until grass is grown. All disturbed areas to be reseeded upon completion of project. All specifications as per plan submitted to Planning Board on September 24, 1987. Anna seconded motion. Vote unanimous.

John murray: Map 8 Lot 43D Zone V
Mr. Murray would like to build a garage and breezeway. Lot is a little over an acre. Lot is in compliance of ordinance. Needs to get a variance from the Zoning Board of Appeals. If he attaches garage to the house he can maintain sideline requirements, he will be 20 ft. from sideline. With breezeway he would only be 11 ft. from sideline. He will decide if he will go before the Zoning Board of Appeals.

Oak Point Assoc.: Zone AR
Howard Hall, Fran Lapierer, Robert Woodman, has changed subdivision plans, now wants to build a cluster housing called Westridge Commons. Will leave approximately 70 acres of land untouched, 40 apartments with 2 bedrooms each, 2 parking spaces provided per unit, have had 18 test pits dug already. Will need additional sites for septic systems, should have a recreation area. The rest of the lot will not be developed. Should have clearly defined and marked area for no hunting. Board would like to see more room between buildings, should have sidewalk in front of building. Concerns about circular drive, with speed of cars. Will be middle income family dwellings, no obstructions between buildings. Plan shows island on driveway to have a separate exit and entrance. Board suggested island to be larger. Will be built in phases, probably will take two years to complete, Colonial style house approximately 17' x 28'. Board suggests to have a Public Hearing, to get input from people. Abutters should be notified by Mr. Hall. Board requests that Mr. Hall submit a request that the subdivision and conditional use permit be combined. Entrance road should have a turn-around so people do not have to go all the way in. Dumpsters should be placed near the exit of cluster possibly secluded. Will check with the Post Office as to where the mailboxes should be located. Board suggested having 2 buildings with 30 ft. between and then 2 with 50 ft. to stagger them.
Date of Public Hearing set for October 15, 1987, 7:30 P.M.

Anna moved to accept plan submitted as sketch plan dated 9/15/87. Larry seconded. Vote unanimous.

IV Old Business:

Ray Janson:

Would like to obtain a temporary conditional use permit, he is having subdivision plans drawn up. At one time Bonnie Brae was upstairs, Daley Bros. down, and WEBSCO had the remaining space. Now Bonnie Brae is upstairs, Real estate office down, and the third remaining space Mr. Janson would like to rent for Video Rental. The lot is split by the V and AR Zoning. Lot is 4 acres. Building is split by Zone. Real estate is in AR Zone and the rest of the building is in the V Zone. All he needs is a subdivision approval. Anna moved that the Town not prosecute his subdivision because he is in the process of completing a subdivision plan. This plan to be approved by 90 days. Dwayne seconded. Vote unanimous.

Harold Hutchinson: Map 4 Lot 13 Zone AR
Mr Hutchinson would like to build a garage about 6 ft. from the house, 24' x 36'. If he sets garage even with the jut of the house it would set about 38 ft. from the road. Two acre lot is required he has 3.6 acres. He cannot meet setback requirements, he can meet sideline requirements. Will need to go to Zoning Board of Appeals.

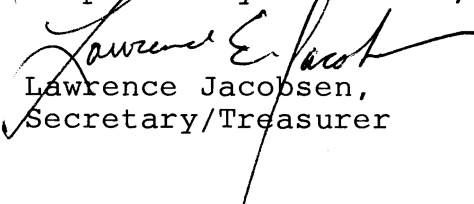
Code Enforcement Officer:

Send a letter instructing the CEO that the Beauty Salon in East Waterboro Village is not in compliance of conditional use permit and should either be brought in compliance or have their conditional use permit revoked.

V Adjournment:

The motion for adjournment was made at 11:30 P.M.

Respectfully submitted,


Lawrence Jacobsen,
Secretary/Treasurer



