

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Special Meeting of the Waterboro Planning Board October 28, 1987

Meeting called to order at 8:50 P.M.

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

II Minutes:

III Communications:

IV Report of Officers and Committees:

V Treasurer:

VI Appointments:

George Proach: Temporary permit for 12 x 60 mobile home while building. Map 32 Lot 57 Problems with land transactions in the past. All problems have been resolved to Mr. Proach's understanding. Son is building a house and has had problems with the contractor has decided to build the house himself would like permission to move a trailer in on land and live their while constructing house. This would require no changes to the original permits. Perspective location of mobile home would be between well and septic. Trailer to be hooked into septic system. Trailer would have to meet setback requirements. Request permit for one year. As soon as occupancy permit issued the trailer must be moved. Proposed site for trailer would not meet setback requirements. A problem with the existing trees. Some would have to be cut. The board requires that the septic system and a well be installed before trailer to be occupied. The board could request a slab to be installed as well. In such cases the board usually waives that requirement. Board feels that an on site inspection should be done before any action taken. On site meeting set for Monday, November 2, 1987 at 9:30 A.M. Will someone be there or could they mark the area in question. The Proach's to meet the committee at designated time.

Dorothy Dugas: Construct sunporch on NE side of house. Map 38 Lot 28 Deck must not go towards the lake in any way. Representative with Mrs. Dugas said that the existing steps could be used to get to the proposed deck. Deck to have a railing, could not be closed in at any time in the future, no roof over it. Porch to be 12 x 13. Porch would be an expansion and the Zoning Board of Appeals had approved replacement of a 27 x 25 cottage. Board felt they could issue a permit conditional to never have roof over it and never to be enclosed with use of stairs at the back as an entrance onto deck. Board scheduled an on site inspection on Monday, November 2, 1987 at 10:00 A.M. Board to act under Old Business on November 5, 1987 Special Mtg.

Russell Wright Remodel existing Cottage (lakefront) Map 33 Lot 1 Extent of remodeling? Wishes to raise roof, put in new windows and doors. A foundation was installed in 1981. Mr. Wright did not know how old the septic system was. State requirements when making seasonal residence into year round residence a new septic system must meet today's standards. Mr. Wright would need to have proof of meeting those standards or replace in order to comply with those standards. Someone could pump out the septic tank and certify the size of the tank. Possibility that only a new leach field would be necessary to replace. The new roof should not block neighbors view. To replace roof with a different pitch than exists. Would not be enlarging the exterior of building. Mike Hammond moved to approve under Section 7.01, 9.03 of Remodeling with the stipulation that Mr. Wright show the Building Inspector a new design for septic system or a certificate proving existing system meets today's standards before permit be issued. Larry Jacobsen seconded. Vote Unanimous in favor.

William Welch Addition to present home on West Shore Road Map 38 Lot 36 Pictures of existing property shown. Plot plan shown noted yellow outline to be proposed addition. Deck shown is existing wishes to enclose. A hill behind existing cottage. Would not block neighbors view. Septic system installed by Glen Bean in 1975. Proposed addition to be the same and hewn log exterior. Proposed use of addition to be a 2 bay garage. Back wall of garage to be concrete. Loft garage over garage. To be a single family dwelling. Mr. Welch insured the board that this was a retirement home for he and his wife. Since Mr. Welch is changing the use of the cottage for seasonal to year round the distance from the existing field to the lake does not meet standards. If he abandoned garage and closed in the deck would he be able to do so without upgrading the septic

system? Informed that it was the change from seasonal use to year round that made the upgrading necessary. Possible Mr. Welch could contact someone on a new leach field and come back before the board. How long a time from obtaining building permits to start of construction? Six months from the date of issue to the start of construction required. Anna moved to allow permit for addition under Section 2.08, 3.03, and 7.01 with the condition that Mr. Welch must upgrade septic as per State law Title 30, Section 32.23.. Mike Hammond seconded the motion. Vote Unanimous in favor.

Michael Libby Replace existing cottage to year round home. Map 36 Lot 3. Existing cottage not adequate frontage from the lake to replace cottage 100 ft. from lake. Existing cottage 36 x 22 to be replaced with 36 x 26 house. Currently there are two cottages on the same lot. Father to own one. Is it possible to split the lot? Board informed them it was not possible. Would like to build new but possible to use some of the existing building if necessary. Could move the cottage over while putting a foundation in if necessary. The board felt they should give serious consideration to having one remaining residence upon completion of construction of new home. A copy of the deed for the board requested. Board scheduled an on site inspection for Monday, November 2, 1987 at 9:45 A.M.

Richard Hall Build single family dwelling on Map 38 Lot 37A. Mr. Hall has land equaling 1/2 lot. Proposing to move back about 20 ft. from existing site, approximately 70 ft. from front of lake to deck. Not proposing to enlarge, current cottage 27 x 26 new to be 24 x 26. Lots not surveyed recently is not sure of exact lot lines. Board wishes to have land surveyed and to place new building in direct center of the lot. The Board felt that this was a definite improvement. Doug Foglio moved to grant permission under Section 2.08, 4.02 and 7.01 to remove existing building on Map 38 Lot 37A and to grant permission to build a new 24 x 28 structure with an 8 ft. deck or porch to be no closer than 70 ft. of high water mark of lake. Lot to be surveyed and the surveyor to locate the building so it is centered on the lot and a current HHE 200 form to be presented before building can be removed, and building permit issued for new construction. Erosion controls, must make ample provisions. Mike Hammond seconded motion. Vote Unanimous in favor.

James Niles Build garage connected to house Map 7 Lot 61C. Wishes to add an 8 ft. breezeway with a 24 x 24 garage attached. House built in 1979. Dayton sand and gravel owns property next to him. Planning Board cannot act. Must go before the Zoning Board of Appeals. Doug mentioned that his fee to come before the Planning Board might possibly go towards the Zoning Board of Appeals application fee. Mike Hammond moved to grant under Section 306.01. Dwayne Woodsome seconded the motion. Opposed Unanimous. Mr. Niles request denied. Should possibly investigate to see if the lot is grandfathered.

William Cotsifas Map 28 Lot 2

Mr. Cotsifas inquired as to why he had to meet so many requirements. Why he could only have one business and one entrance and exit areas from parking lot. Board and Town Planner felt that they had updated Mr. Cotsifas prior to the purchase of said property and he knew in advance all problems and conditions that he would need to meet. Mr. Cotsifas attorney was updated with the prior history of the properties from the information on file (see file for further information needed). The meeting that took place with the selectmen and members of the Planning Board on the evening of the Victualers Hearing to inform the Realtor and Mr. Cotsifas of conditional uses that would need compliance is on record. If the video rental is to remain it will have to have entrance to from the main door and will have to be a part of the Willie's Little Ossipee Pizza Business. The attorney informed the board that Mr. Cotsifas had contacted the Me. DOT requesting a traffic study to determine the hazard of the intersection in question. The Board informed Mr. Cotsifas that Mr. Lee Weeks from the State had informed Mr. Foglio that the town restrictions and conditional uses spercedes any state requirements in matters like this. Mr. Berube, the previous owner had volunteered several things and had never complied. He had been in violation on several counts and the board had held off on acting when informed that the business was being sold. The board had notified the Selectmen's Office of the violations and had requested that a permit not be issued until the Business comply with the conditional use permit.

Therefore the reason for the 30 day victualers permit only. Mr. Elwin, the realtor, was informed by Mr. Timmis of all the pending problems so that the person purchasing the property, Map 28 Lot 2 would be aware of all the information prior to closing on the purchase. The only conditions required are as stated in the Planning Board's October 22, 1987 Minutes. A copy was given to Mr. Cotsifas. The board noted that they could have requested more but had been lenient knowing that Mr. Cotsifas was just opening up. The decision to permit one entrance/exit only was determined by using the zoning ordinance Sections 4.03, 2.08, 6.01, 5.01, 5.04, 5.02, 5.03 as well as others not stated. The board felt they had the right to ask Mr. Cotsifas to comply with the original conditional uses. Several violations noted by Mr. Berube that eventually will need to be dealt with however, the major concern at this time is that a fence be erected as instructed in the Oct. 22, 1987 Minutes of the Planning Board.

Mr. Ray Janson: Does the board feel that they could issue a temporary conditional use for the rental of the fourth rental in the old Bonnie Brae building. Board could not approve until they see a subdivision plan as instructed in the conditional use already issued for the third rental (video store).

No action to be taken until a later meeting concerning Mr. Zappala.

Motion to adjourn was made at 11:40 P.M.

Doug requested that Page 11 of the Floodplain Management Manuel be included with the Board's copy of the minutes.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer

Michael Hammel

Anna Jackson
