

TOWN OF WATERBORO  
**PLANNING BOARD**  
WATERBORO, MAINE

REGULAR MEETING (Rescheduled) WATERBORO PLANNING BOARD MARCH 9, 1988  
MEETING CALLED TO ORDER AT 8:00 P.M.

- I **ROLLCALL:** Douglas Foglio, Michael Hammond, Roland Denby,  
John Roberts, Larry Jacobsen, Anna Jackson and Dwayne Woodsome.
- II **MINUTES:** Dwayne Woodsome moved to accept the February 24,  
1988 Minutes as written. Michael Hammond seconded. Unanimous  
in favor.
- III **COMMUNICATIONS:**
1. Maine Assoc. Of Planners RE: Workshop (Impact Fees)
  2. Agreement to extend Subdivision Review
  3. Saco River Corridor Comm.
  4. York County Soil and Water Conservation District
  5. Legal Notes
  6. S.M.R.P.C. Feb. Newsletter
  7. Maine Enterprises Jan/Feb Issue
  8. Letter from Mr. Kasprzak RE: Request from Board
  9. Wetland Workshop Info.
  10. Letter to Thomas Toye RE: Ossipee Woods II
  11. Town Profiles
  12. BH2M RE: Sumner Campbell Subdivision

# 2, 8, and 12 to be brought up under New Business

- IV **Report of Officers and Committees:**
- |           |         |          |
|-----------|---------|----------|
| Treasurer | Balance | \$948.90 |
|-----------|---------|----------|

Dwayne Woodsome moved to send letter to Mr. Noel notifying him that after DEP reviews his request that he must come to the Planning Board for the approval of the change. Mike Hammond seconded the motion. Anna Jackson asked for clarification, she understood that the Planning Board had instructed Mr. Noel to go before DEP. Before the Board could act Mr. Noel needed to go before DEP. The Planning Board has the final decision. Unanimous in favor.

- V **Appointments:**

8:00 P.M.	Donald Fogg	Map 29	Lot 23	Zone AR
8:30 P.M.	Allan Bass	- Bassland II	Map 9	Lot 45 Zone F&A
8:45 P.M.	Wade Junkins	Map 8	Lot 43	Zone V
9:00 P.M.	Bill Baynes	Map 46	Lot 2047	Zone R
9:15 P.M.	Maple Leaf Dev.	Map 8	Lot 20B	Zone AR

**8:00 P.M. DONALD FOGG MAP 29 LOT 23 ZONE AR**

Dimensions of lot (150' frontage on the lake, 197.5 East Shore Rd., on the right 110', go over 75' then 75' to lake. A dog leg shaped lot. Cottage size 24' x 32'. Cottage sets 34 ft. from the lake. Approximately 40 ft. 3 in. from the jut of lot to cottage. Septic system towards the East Shore Road. Need to lift cottage approximately 3 feet in order to put a foundation under the cottage. External dimensions will not change. Dwayne Woodsome moved to approve under Section 7.01 and 9.03 pending an On-Site inspection. Prior to issuance of permits a subsurface waste system to be completed. Deck to be without a roof, not to be a room. Stairs off deck to be placed towards the side. Erosion control to be used. Roland Denby seconded the motion. Unanimous in favor. Could the cottage be moved back? A very large fireplace in the center of the cottage would make it impossible. On-Site scheduled for Tuesday, March 15, 1988 at 9:30 A.M.

**8:30 P.M. BASSLAND II MAP 9 LOT 45 ZONE F&A**

Fifty-eight acre parcel. Topography interesting. Plan A presented with 10 lots to be the best division of property. The road is paved in front of this lot. Land very wet, will require extensive engineering. Lots 10 through 6 and first lot in are very wet. Does the Board allow wetlands to figure in for density. Board could tell better after an on-site inspection. Road into proposed development expected to be kept as a private road. If built for Town acceptance the cost of road might nullify the entire project. If kept as a private road the Board proposed common ownership or an association of property owners. A carefully worded deed covenant explaining that each lot owner would own a percentage of all improvements, maintenance and that any and all improvements would be the owners expense and at NO time would the town accept this as a road. Mr. Speed felt that the lay of the land would present more of a problem than the private road. Board also commented on the use of a 5 to 1 ratio for lot dimensions. Under Article 8 Section 8.2 non-buildable lots referred to wetlands. On site needs to be scheduled however, the Board has several others that will need to be scheduled before this. It will be a while. Mr. Speed will be notified of the date of an on-site inspection. Driveways will need to go with the contours.

**8:45 P.M. WADE JUNKINS MAP 8 LOT 43 ZONE V**

New building for Millwork Specialties currently operating in the old Leathermill and they are running out of space. Building size proposed 80' x 180'. Manufacturing and storage assembly of doors and windows. Three and a half acre lot. Section 3.04.03 No. 9 and 10 referred to. In the village zone. Has not positioned the building on the lot. Intends to be as far from Route 5 as possible. Noise factor should be minimal. At current status there are no plans to run more than one shift. Generally the shift runs from 7:00 A.M. to 4:30 P.M. Structure to be a prefinished metal skin. 48' x 50' open storage space. 32' x 36' to be office and personnel. 32' x 60' to be shop area relegated to door assembly. 32' x 32' immediate shipping. 32' x 36' special windows. Area of manufacturing approximately 3,072. Work area under 5,000 square ft. would be 5,000 square ft. standard conditional use. Even including the office it falls under 5,000 sq. ft. Would be at least 150 ft. back from the road. If this can't be done in this area he would like to know now. Subsurface to be completed. Proposed building seems okay. Board will need accurate figures. It is a permitted use. Plot plan to be brought in. When Mr. Junkins has everything ready he can come in under Old Business. Action to be taken at that time.

**9:00 P.M. BILL BAYNES MAP 46 LOT 2047 ZONE R**

House is being constructed. Requesting conditional use for a 5 ft. wide deck with steps. Minimum required by BOCA Building Code 3' x 3'. This is a reasonable size house on a small lot. 5 ft. deck not large. Deck to be used as a landing minimum of 6 ft. Michael Hammond moved to approve under Section 4.03 deck with steps no wider than 5 ft. from the side of the house. No closer than 31 ft. from the side of porch to lot line. Dwayne Woodsome seconded the motion. Unanimous in favor.

**9:15 P.M. MAPLE LEAF DEVELOPMENT MAP 8 LOT 20B ZONE AR**

7.9 acre lot. Existing house to be one lot. Might build on proposed two lots or they might just sell them. Complete survey is done and pins are set. Status of gravel way in front of lot #3. (Not a road) On-site will need to be scheduled. Notification to be sent out. Next appointment 4/26/88. Next meeting will try to schedule on-site inspections. Public Hearing necessary? The Planning Board has been scheduling Public Hearings on all subdivisions. Zoning does not differentiate. Does not abutt land of C. Swett. Name change requested. Using the names of trees and leaves are out. Water study needed? They are only increasing density by two homes. Good sized lots. Part of the study would also determine the quality of water. The study is for impact or quality. Drilled wells intended. Water within 15 ft. from the top of the well. After on-site decision could be made concerning water study.

## **OLD BUSINESS:**

#2. Agreement to extend Subdivision Review to be sent to Town Attorney before the Board will act. Extension notify Steve Kasprzak.

Mr. Chadbourne asked when they would be in in May. He did not set up an appointment. He needs to know if the Board would schedule an appointment. Well completed, study for design in process. Since the three month limit was waived he was under the impression that they would be back before the Board some time in May. Mr. Chadbourne informed Mr. Timmis that a letter would be coming from his office concerning this matter. The Board to deal with this upon receipt of a letter.

Birchcrest: Lady in to discuss concerns. All matters are civil. A section of land has been designated in case the town needs to widen the road. Deeds state not town road. They have decreased the density. Dwayne Woodsome moved to accept revised final plan as re-aligned as advised by August 25, 1987 letter from Town Attorney. Michael Hammond seconded the motion. Unanimous in favor.

## **NEW BUSINESS:**

Appointments: Non-kept appointments-cancellations are not to be filled by anyone. With a backlog any cancellations will allow Planning Board to utilize time for Planning and further work. Chairman could set policy. Special meeting for backlog of conditional uses, meeting scheduled for April 4, 1988 at 7:30 P.M. Six (6) appointments scheduled.

Building Office requested clarification for Cynthia Ferguson of Brookside Development. Could she have a rock garden and sell bulbs and or flowers from her property without Planning Board approval? Board does not need to act. Plant away until such time that they have a complaint issued. At such time the Board would need to act.

Also does Roland Pierce need to come before the Planning Board in order to create a lot without proper amount of frontage that is required for that zone. He intends to deed an acre with a right of way or a deeded roadway as an access to the property. Board does not need to act.

Selectmen requested a possible change in the second meeting of the Planning Board so that Andrew Timmis could represent the Town on the fourth Thursday of the month with Regional Waste Systems. To be addressed next meeting.

Water system to be addressed. Suggested placing water mains into developments so that they could tie into them without tearing up the developments. Another two months they should know more.

Preliminary Plan Fees to be charged on proposed plan. Notice to be sent making developers aware that it is on proposed on accepted lots. After Town Meeting to notify all developers of changes accepted.

Whitman-Howard have been in contact with Mr. Timmis. They will do a hydro study for \$55. per hour. Mr. Langill and Mr. Gile have informed Mr. Timmis that they are prepared to handle studies. They have quite a large staff. Selectmen instructed Mr. Foglio that the Planning Board could enter into a contract with the company of the Planning Boards choice. Whitman-Howard have a Scarborough office. BCI is located in Winslow and there would be one person reviewing it. Travel expenses over hourly rate. Chairman could contact both companies to see how long a review process would be. Mr. Timmis told the Board it could vary according to project. Dwayne moved to allow chairman to check with Mr. Seavey for a possible recommendation for company to do water studies for the Town and upon information received to sign a contract with said company. Michael Hammond seconded the motion. Unanimous in favor.

Planning Board to vote on policy that Developers submit to the Town Planner subdivision plans two (2) weeks prior to their scheduled meeting with the Planning Board with a complete application for review. This could be specified in the subdivision booklet. Andrew to get a list of changes and form needed. Public Hearing can be held to make changes suggested.

Meeting adjourned at 11:15 P.M.

Respectfully submitted,

*Lawrence Jacobsen*

Lawrence Jacobsen  
Secretary/Treasurer

*Michael Hammond*  
*Raymond Woodson*  
*Robert E. Deuby*