

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Special Meeting Waterboro Planning Board April 4, 1988

I **ROLLCALL:** Douglas Foglio, Dwayne Woodsome, John Roberts, Anna Jackson, Roland Denby, Larry Jacobsen, and Michael Hammond.

II **MINUTES:**

III **COMMUNICATIONS AND BILLS:**

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **APPOINTMENTS:**

8:00 P.M. MARK CYR
8:15 P.M. PAULETTE DAVIS
8:30 P.M. MICHAEL LINSKY
8:45 P.M. KENT LEWIS (3)

8:00 **MARK CYR**

Mr. Cyr wishes to construct a garage, cannot meet setback requirements. It is not feasible attaching garage to house. A 4 1/2 acre lot. To the right of the lot is a drop off. If he goes further from the line he will need to blast into ledge. If the lot were substandard and grandfathered the Planning Board could act. The Board must legally deny and forward to the Zoning Board of Appeals. There is a list of criteria that must be met. Application for the Zoning Board of Appeals was given to Mr. Cyr. Mr. Cyr thanked the Board for their time. Michael Hammond moved to deny under Section 3.03 and 3.06. Mr. Cyr does not have a grandfathered lot. Larry Jacobsen seconded the motion. Vote was unanimous in favor.

Michael Hammond moved to allow all members present the right to vote. Discussion concerning by-laws and policy. Michael Hammond withdrew the motion.

8:15 P.M. PAULETTE DAVIS - MR. FRECHETTE

Mr. Frechette presented plot plan for a two car garage. The lot size is approximately 45,000 square ft. The garage is to have a regular pitch roof with no intention for expansion for living quarters. The garage not to be used for business. Intends to have a four (4) ft. addition on the side of garage for storage of equipment (lawn mower, etc.). Larry Jacobsen moved to schedule an on-site inspection and requested that Mr. Frechette investigate the front lot lines. Roland Denby seconded the motion. Vote was unanimous in favor. Mr. Frechette informed the Board that the proposed position of the garage could be moved closer to the house if necessary. Board requested that Mr. Frechette mark by stake where he wished to position the garage and the lot line next to the Marina. On-site inspection scheduled for garage and conditional use inspection for April 14, 1988 at 10:00 A.M. Mr. Frechette intends to fill in the area before construction of the garage. The drive area to be used for Beauty Shop parking as well.

8:30 P.M. MICHAEL LINSKEY

Mr. Linskey presented two proposals to the Board. The first proposal is to increase front deck from existing 4 ft. deck to 12 ft. deck. The second proposal was to add a deck to the side of the cottage towards Kasprzak property. The first proposal is preferred by Mr. Linskey. This proposal would decrease the distance towards the lake from 75 ft. to 67 ft. The second proposal would make the cottage closer to side line. This is a grandfathered lot but the Board cannot allow moving closer to the water. The Board can deny this request and it then goes before the Zoning Board of Appeals. The Board however did not have a problem with the second proposal. Mr. Linskey asked if the Board could deny the first proposal to send him to ZBA. He then asked if this did not pass the ZBA would the Board then approve the second proposal. A letter was placed on file from S. Kasprzak stating that there was no problem with allowing Mr. Linskey to move closer to the lot line bordering the Kasprzak property. The Board reviewed proposal #2. If the ZBA chose not to approve Mr. Linskey's proposal #1 the Planning Board could act on Proposal #2 under Old Business. Unlike Mr. Cyr the \$25.00 fee could not be waived because the Board had acted on this matter. The State mandates the lake frontage. Michael Hammond moved to deny under Section 9.03 and Maine State Guidelines for Shoreland Development. Larry Jacobsen seconded the motion. Vote was unanimous in favor. Mr. Linskey to set up appointment with Sharon for ZBA. Zoning Board of Appeals can only grant 15% of the setback requirement.

8:45 P.M. LAKE ARROWHEAD CORPORATION

Map 42 Lot A-88 setback requirement cannot be met due to it being a corner lot. The house to face Keystone Drive. Needs a front and rear setback. Drive to come off Keystone Drive placed on side with the most sideline setback to allow for possible garage. Approximate width of house to be 24 ft. Michael Hammond moved to have house no closer than 45 ft. Steps not closer than 40 ft. to the front lot line. All utilities to come in from Keystone Drive. A twenty (20) ft. non-cutttable greenbelt off Northland Road. Rear setback to be twenty-five (25) ft. from rear lot line. To be approved under Section 2.08, 3.05.01, 4.01, 4.02, 4.03. House length to be no longer than 40 ft. and garage no larger than 24 x 24. All remaining setbacks to be met. Roland Denby seconded the motion. Vote unanimous in favor.

Map 42 Lot A-13 setback requirements cannot be met due to it being a corner lot. Michael Hammond moved to have house no closer than 45 ft. from the front lot line with front steps no closer than 40 ft. to the front lot line. The house to face Lynwood Drive. Drive to come off Lynwood Drive as well as utilities. A twenty (20) ft. non-cutttable greenbelt off Mayfair Way. Bulkhead will need to be placed on the side of the house. Rear setback to be twenty-five ft. from rear lot line. All remaining setbacks be met. To be approved under Section 2.08, 3.05.01, 4.01, 4.02, 4.03. Roland Denby seconded the motion. Vote unanimous in favor.

Map 46 Lot 2168 setback requirements cannot be met due to it being a corner lot. Michael Hammond moved to have house no closer than 45 ft. from the front lot line with front steps no closer than 40 ft. to the front lot line. The house to face Pine Crest Circle. Drive and utilities to come off Pine Crest Circle. A twenty (20) ft. non-cutttable greenbelt off Greenwood Drive. Bulkhead will need to be placed on the side of the house. Rear setback to be twenty-five ft. from rear lot line. All remaining setbacks to be met. To be approved under Section 2.08, 3.05.01, 4.01, 4.02, 4.03. Roland Denby seconded the motion. Vote unanimous in favor.

Mr. Kent Lewis was informed to bring his subsurface waste permits with him on any further lots requiring Planning Board Approval.

VI OLD BUSINESS:

On-site inspections scheduled:

Maple Leaf Development 4/7/88 8:30 A.M.
Mount Holly - Sherburne Woods 4/7/88 9:30 A.M.
Drown Agency - Birchcrest 4/7/88 12:00 - 1:00

East Meadow Construction 4/11/88 with Road Review Comm. 6:00 PM

Notify Bassland II that a copy of the deed be forwarded to the Planning Board as soon as possible.

Michael Hammond moved to adjourn at 10:50 P.M. Roland Denby seconded the motion. All in favor.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer



