

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Special Meeting

Waterboro Planning Board

May 16, 1988

MEETING CALLED TO ORDER AT 8:07 P.M.

I ROLLCALL: Dwayne Woodsome, Anna Jackson, Roland Denby, Larry Jacobsen and Douglas Foglio.

II MINUTES:

III COMMUNICATIONS AND BILLS:

IV REPORT OF OFFICERS:

V REPORT OF TOWN PLANNER:

VI APPOINTMENTS:

8:00 P.M. Robert Patch  
8:30 P.M. Bernadine Gerry  
9:00 P.M. Michael McDonald

8:00 P.M. ROBERT PATCH

Mr. Patch has footings in. The contractor placed footings three ft. too close to the left side line. Lot #399 in Lake Arrowhead on Victoria Lane Map #44. Mr. Ed Doggett the contractor and also the owner of the land abutting to the side in question. The house to be a double wide modular 28 x 54 including eaves. Steps off the front. 107 ft. frontage decreasing to 83 ft. at the rear of lot. Lot is 220 ft. deep. If the building would not have fit the lot the Board can be of assistance. Board determined by original subdivision map that there was not enough room to place the house without needing a conditional use. Building Permits were issued with the information presented by the Patch's. Roland Denby moved to grant Conditional Use of five ft. bordering Lot #400 under Sections 2.08, 3.04.03 and 4.03. Anna Jackson seconded the motion. Vote Unanimous (4). Board noted that the Conditional Use should be registered with the deed at the Register of Deeds in Alfred.

8:30 P.M. BERNADINE GERRY

Would like to have a Bed and Breakfast as well as a room large enough to cater Reunions, Birthdays, capacity of room to be for fifty people. This lot a parcel from Mrs. Gerry's subdivision approved by the Board. The lot is in A&R Zone. This would require a conditional use. Mrs. Gerry intends to set 170 ft. from the front line. Would this require a Public Hearing? No liquor at all for catering or Bed and Breakfast. Plans are for a Duplex house plus Bed and Breakfast. Four acres would be required for the Duplex. Mrs. Gerry has her mother and an elderly lady living with her these two ladies would remain in her care. Bed and Breakfast for overnight guests only there would be no breakfast served as a restaurant business. Two entrances were intended by the Gerry's. Plan for the building by Northern Products. Current

residence is on the market, new building would be constructed within 5 months of the sale of residence. Mrs. Gerry should see her engineer and set up a site design for presentation to the Board showing the location of building, parking spaces, intended drives etc. The parking to accommodate function room, bed and breakfast and any employees. Formula for number of parking spaces is found in the Waterboro Zoning Ordinance on Page 27. The Board felt that 23 spaces was the approximate number needed. A green belt would be a condition of the Use permit. Mrs. Gerry to review with her engineer Section 5.01, 5.02 and 5.03 and all other sections pertaining to this Conditional Use. Mrs. Gerry to give the office a call upon completion of information requested.

**9:00 P.M. MICHAEL MCDONALD**

Mr. McDonald has been to Saco River Corridor Commission and has been granted a permit to build. Permit placed on file. The lot does not allow construction due to the narrow width of the lot. Dwayne moved to grant a Conditional Use of the side line abutting lot #1671. Sideline setback to be 27 ft. Sideline abutting lot #1673 setback to be 23 ft. Larry Jacobsen seconded the motion. Unanimous in favor (4).

**VII OLD BUSINESS:**

**VIII NEW BUSINESS:**

Meeting adjourned at 9:10 P.M.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

*Stephen C. Folden*  
*Michael E. Deuby*  
*Anna Jackson*