

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING

JULY 14, 1988

WATERBORO PLANNING BOARD

MEETING CALLED TO ORDER AT 7:45 P.M.

I ROLLCALL: Anna Jackson, Roland Denby, Dwayne Woodsome and Douglas Foglio, Chairman. Mr. Foglio chaired the meeting.

APPOINTMENTS:

7:30 P.M. Vance Porter  
7:45 P.M. David Boutilier  
8:00 P.M. Gordon Bean  
8:15 P.M. David Stanton

7:30 P.M. VANCE PORTER MAP 21 LOT 1 ZONE V

Located at the corner of Route 202 and West road in South Waterboro. New location for Waterboro Emporium. Mr. Denby informed Mr. Porter that the West road is three (3) rods wide and that the width as noted on the sketch should read 25 ft. not 19 ft. This could make a difference in the lot lines of the property. The slope to be 20 feet from the stream. Fill to be brought in for parking area to be level with the road. Approximately 12 feet from the water with the toe of the slope.

This project to be reviewed with the CEO and report to the Planning Board. All committees in town to be notified and a Public Hearing held. The meeting and the Public Hearing to be scheduled after the CEO has reviewed for compliance with the Site Review Ordinance and the Zoning Ordinance. The CEO has 14 days to review and determine compliance or if further information is required before the Planning Board could schedule a Hearing. If this project has been reviewed by the CEO and the project is found to be in compliance with the ordinances the Planning Board could then at their July 28, 1988 meeting schedule a Public Hearing. Mr. Porter intends to square off the existing house at this time but has future plans for a 26 x 36 addition in approximately 2 years. Mr. Porter had taken into consideration the square footage of the building with the proposed changes and would have 12 parking spaces. Due to the size of the lot if this were to be changed to business use would Mr. Porter agree to having the use stay business use only. 20,000 square feet required by zoning for business and 40,000 square feet for residence. An apartment or home use as well as a business, the lot would not support this. Commercial use only to be addressed at a later time.

7:45 P.M. DAVID BOUTILIER MAP 4 LOT 51A ZONE AR

This lot believed to be one of John Hanscom's lots. Previous Conditional Use believed to be issued for the front lot line. House placed approximately 50 ft. from the front lot line. Placement of the garage to be approximately 20 ft. from neighbor's property line.

Dwayne Woodsome moved to allow Mr. Boutilier under Section 2.08 of Zoning to go within 24 feet of the sideline bordering lot #52. , including overhang of the roof. Left side of garage shall be a straight line or behind the right end of the house as you face it from route 202. Roland Denby seconded the motion. Unanimous in favor (3).

8:00 P.M. GORDON BEAN MAP 4 LOT 2A F&A

DID NOT SHOW UP FOR APPOINTMENT

8:15 P.M. DAVID STANTON MAP 48 LOT 1 ZONE AR

Mr. Stanton was unable to attend however had sent in a letter and all information for the Board. Mr. Stanton has 1.22 acres in a two acre zone. Requesting side-line setback of 29 ft. instead of 35 ft. as required by zoning. Lot width is only 100 ft. Original cottage was 50 ft. from water line new location to be over 300 ft. from water.

Anna Jackson moved under Sections 2.08, 4.03, and 9.05 to allow Mr. Stanton to construct house 28 ft. from lot line bordering Map 9 Lot 3, with the following conditions;

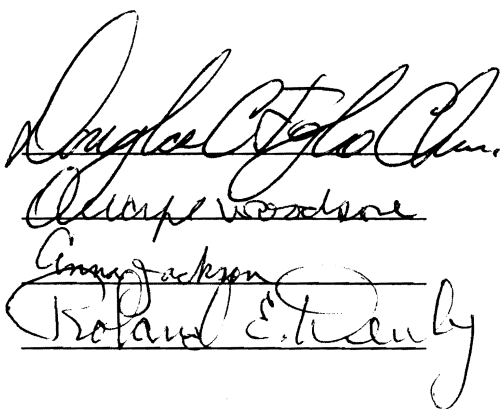
- 1) Subsurface Wastewater disposal application (soils test) be completed.
- 2) Building violation be resolved.

Dwayne Woodsome seconded the motion. Unanimous in favor (3).

MEETING ADJOURNED 9:12 P.M.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

  
Dwayne Woodsome  
Anna Jackson  
Roland E. Denby