

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING



WATERBORO PLANNING BOARD

APRIL 27, 1989

MEETING CALLED TO ORDER AT 8:12 P.M. BY VICE CHAIRMAN, JOHN ROBERTS.

I **ROLLCALL:** Present were Roland Denby, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome and John Roberts, Vice Chairman.

II **MINUTES OF PREVIOUS MEETINGS:** March 23, 1989 and April 8, 1989
Anna Jackson moved to accept March 23, and April 8, 1989
Roland Denby seconded the motion. Vote was unanimous in favor (3).

III **COMMUNICATIONS AND BILLS:**

1. Letters from K. Lovell Re: Conditional Use Request and Mr. Toothaker
2. April Issue of NEXUS
3. SMRPC Info on Comprehensive Planning Committee
4. Letter from Stephen Everett, Chm of the Conservation Comm
5. ZBA Notice of Decision
6. Office Communication

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **APPOINTMENTS:**

8:00 P.M. HOWARD HALL
8:30 P.M. DONALD JAROSZ
9:00 P.M. EDITH HORNE

DONALD JAROSZ MAP 24 LOT 20&37 ZONE AR

Mr. Jarosz looking for a waiver on side setback. Soil test presented proof that the lot will support a system. Would work with the size of the house. Plot plan presented with a building envelope. Land owned since 1957. Deed would be necessary and an on site inspection. Pinpoint four corners of the lot and outline the building envelope for the on site. Board noted to Mr. Jarosz that all protrusions from the building were considered as dimensions and would have to be within the envelope. Garage that is half on the property will probably be requested to be moved prior to issuance of building permit. Anna Jackson moved that a deed be presented and that an on site inspection be done. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor. Date for on site inspection set for Tuesday, May 2, 1989 at 8:00 A.M.

FORREST HORNE MAP 29 LOT 14 ZONE AR

Mr. Forrest is requesting placement of a deck on the lake side of his cottage. The cottage is less than 60 ft. from the high water mark of Lake Ossipee. Questions regarding permits for the work being done? They informed the Board that they had permits. The Board explained the limits of authority given them by zoning. The Planning Board could not allow construction to go closer to the lake. Lawrence Jacobsen moved to turn down the request of Forrest Horne for a deck on the front of the cottage, if determined they go to the Zoning Board of Appeals the fee of \$25. paid for the Planning Board appointment be waived and be applied to the Zoning Board of Appeals application filing fee. Roland Denby seconded the motion. Vote was unanimous (4) in favor. It was believed that lot #13 beside Mr. Horne was constructing a deck. Question regarding permits issued?

HOWARD HALL MAP 9 LOT 20 ZONE AR

Seven lot proposal presented by a representative from Oak Point Assoc. Mr. Gagne. 30 ft. drive easement to lot #7. Board discussed whether this easement should be 50 ft. wide. If left 30 ft. wide it could never be turned over to the town for acceptance as a road. The reason for this proposal was to cut down on development costs. Site distances checked by Mr. Gagne. A greenbelt will be necessary. Noted by Mr. Denby that the width of the West Road is 4 rod. Driveway entrances would be requested to be placed by the developer. Possibly the drive could be "T" shaped so that all lots could use one common entrance/exit, Page 21 of subdivision regulations referred to Section 9.3.1.8. No septic systems would be allowed with the greenbelt. Greenbelt is for the protection of the home buyer. Dwayne Woodsome moved to accept sketch plan with review of entrances that one entrance for all seven lots with a 25 to 50 ft. greenbelt at the front of the lots and a "T" shaped driveway behind the greenbelt. Anna Jackson seconded the motion. Discussion: What does the developer intend to do with the remaining parcel? Not known at this time. Vote was: two in favor, one opposed and one abstention. Motion fails.

VI OLD BUSINESS:

PAUL NOEL SUNSHINE ACRES DRIVEWAY PLACEMENT

Noels have met all requirements as requested by the board. Lawrence Jacobsen moved to accept milar and subdivision plan as revised plus all legal documents required and supplied for this revision. Roland Denby seconded the motion. Vote was: three in favor, one opposed. Motion passes.

MR. TOOTHAKER

Sharon to send a letter requesting a copy of the letter of intent that was discussed at the previous meeting with Mr. Toothaker and a copy of deeds for all three parcels of land.

Question asked by the CEO if the railroad ties in place at Willy's Pizza were in compliance with the Conditional Use Permit issued. Minutes of October 1988 referred to and Mr. Cotsifas has not met the requirements.

RICK SEARS

Previous review of the driveway could have been the wrong drive. Dwayne Woodsome will meet with Mr. Sears early in the morning. Time to be set with Mr. Sears.

On Site Committee: Will review Mr. Wright's proposed placement of business at the Day field on May 2, 1989.

On Site Scheduled for Design Properties for May 9, 1989 at 9:00 A.M. weather permitting.

VII NEW BUSINESS:

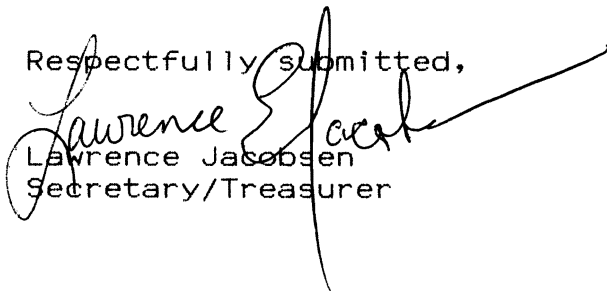
Dwayne Morin, Town Planner discussed the possibility of scheduling a Saturday morning for review of back logged Conditional Use Requests. These will be reviewed on a Monday night. One day will be scheduled for an on site.

Clarification from Attorney regarding wetland alterations: Are walls considered a structure? Is a permit necessary from the Town as well as from DEP? Cottages within 100 ft. do they go through the CEO or through Planning Board? If permits are necessary then several on the lake should be notified.

Election of Officers at next Regular Meeting.

Motion to adjourn at 10:35 P.M.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer

