

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

JUNE 14, 1989

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:03 P.M.

I ROLLCALL: Present were Anna Jackson, Roland Denby, Judy Carll, Jon Gale, Dwayne Woodsome and Chairman, John Roberts. Lawrence Jacobsen came later during the meeting.

II MINUTES OF PREVIOUS MEETINGS:
Dwayne Woodsome moved to accept the minutes of May 10, 1989. Anna Jackson seconded the motion. Vote was in favor (3). Vote unanimous.

Dwayne Woodsome moved to approve May 25, 1989 minutes as written. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

III COMMUNICATIONS AND BILLS:

1. Info Re: Annual Mtg MAP and June/July Newsletter
2. Notice of Public Hearing from Alfred Planning Board
3. Info from Selectmen's Office
4. Notice to Abutters SMRT Re: Elementary School Site Plan
5. May & June Issue of UPDATE
6. Intent to File from Saco River Corridor Commission
7. Letter from Karen Lovell
8. ENTERPRISE magazine

IV REPORT OF OFFICERS AND COMMITTEES:

Account closed out and the final statement placed on file. Report from Town Clerk for a balance.

Anna Jackson moved that at treasurer's report be given every other month. Roland Denby seconded the motion. Vote was unanimous in favor (3).

V APPOINTMENTS:

- 8:00 P.M. RESCHEDULED
- 8:30 P.M. RESCHEDULED
- 9:00 P.M. RESCHEDULED

VI OLD BUSINESS:

RUSSELL & VICTOR WRIGHT/HERITAGE COMPANY SITE PLAN REVIEW

Check list followed for review of Site Plan presented. Noted width of right-of-way of 202 needed not just the pavement width. Sign permit needed. A new set of plans showing the correct right-of-way width.

Dwayne Woodsome moved to accept Victor Wright's plan for Site Plan Review for Heritage Company building provided before issuance of building permit the width of 202 (right-of-way) and the bench mark with a new set of plans be presented. Anna Jackson seconded the motion. Vote was (3) in favor. Unanimous Conditional Use needed? This can be handled with a separate motion.

Office space for professional rental. Main industry would be Heritage Company, restoration work. They break up copper by hand. Outside storage of planks, ladders and staging. Storage of slate to be within foundation area not seen from the road. Trailer? Would like to get rid of the trailer after building is up. Wholesaler of roofing cement five (5) ten gallon cans on site at at time. Hazardous Waste Ordinance be read. Chairman of the Hazardous Waste Committee will be checking to see if a permit is necessary.

Roland Denby moved to approve Conditional Use of facility providing that the rental space will consist of office space with office type work, no manufacturing or processing unless office nature and they comply with the Hazardous Waste Ordinance and contact Fire Department of contents in building under Section 3.06.03 #17. Anna Jackson seconded the motion. Vote was (3) in favor.

Mr. Noelette

Mr. Noelette present with attorney Peter Plumb. Requesting addition of sunporch and garage to be attached to existing cottage. Mr. Noelette had made request before the board and the board acted without Mr. Noelette being present. Mr. Noelette would rather not place garage at the rear of cottage. Area to the side of proposed addition a wetland. Mr. Noelette has been before the board twice and before the Zoning Board of Appeals once. Douglas Foglio informed the board that he had been in touch with Mr. Plumb and had instructed him to call Sharon to get before the board. Mr. Plumb noted that the plan presented had not been turned down by the ZBA. Lot is not undersized. Mr. Noelette owns the right of way plus two lots. Was this within the Board's authority? Town Planner suggested the issue of jurisdiction be addressed. Variance needed.

Anna Jackson moved that Mr. Noelette go to the Zoning Board of Appeals due to the Planning Board not being able to act on request under Section 2.08 and 3.03. Roland Denby seconded the motion. Vote was (3) in favor.

Anna Jackson moved to refund the \$25.00 Mr. Noelette did not need to go before the Board. Vote was (2) in favor, (1) abstention, Chairman voted in favor. Motion passes.

STEVE KASPRZAK

Reviewing Gravel Erosion/Sedimentation plan with Hydro report for gravel extraction of 106 acre site. DEP had a difficult time approving a subdivision that would not be started for five to ten years and complete in twenty or more years. They felt regulations would change within that time. DEP requested core borings at a cost of \$600. - \$800. each to guarantee the location would support a septic system once the gravel was removed. Mr. Kasprzak has withdrawn the application. Gravel extraction permit submitted to DEP. Eleven agencies will review the information. Mr. Kasprzak asking for approval subject to DEP approval. Erosion & Sedimentation goes to York County Soil & Conservation Service and DEP. Town Planner informed the Board that the water study would be reviewed by DEP.

John Roberts abstained from voting.

Anna Jackson nominated Roland Denby for Vice Chairman. Dwayne Woodsome seconded the motion. Nominations ceased. Vote was (3) in favor.

Roland Denby chaired the meeting due to John Roberts abstaining.

Mr. Kasprzak noted that a second entrance would be used. The Black racer snake has been found in the old road. Silt fence to be used to keep the snake protected. Only one house in this area and there will be minimum impact to the homes in this area. Originally Mr. Kasprzak had intended to go to within 5 ft. of the water table. A more aggressive approach will be taken.

Lawrence Jacobsen arrived at 9:15 P.M.

The gravel extraction will remain 100 ft. from the Heath, the brook and Lake Arrowhead. 150 ft. from road and property lines. 3 to 1 slope kept where extraction comes within 25 ft. of property line. Intention is to grub 5 acres at a time. Stumps to be taken care of on site by burning or chipping. Top soil to be used for reclamation. Town Planner noted no burning allowed over a ground aquifer. Board suggested that Mr. Kasprzak pave the first 50 ft. of entrance area.

Noise to neighbors will be addressed in the application to DEP but would be minimal. Time of extraction to be from 7:30 A.M. to 5:00 P.M. Monday through Friday. Old pit to be closed when new permit is issued. Regular reports will most likely be given periodically.

Anna Jackson moved to approve the Erosion/Sedimentation Control Plan and Hydrogeologic Study subject to DEP approval and other concerned agencies. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

Areas for Town Planner to work on before the next meeting:

Reclamation & fee paid to review Hydro study. Construction allowed to go within 10 ft. of the lot line on grandfathered lot. See what can be done with this clause.

Questions from Code Enforcement Officer:

If a replacement Deck to the exact footprint as is now with proof by photo and on site inspection is necessary can the CEO issue the permit without P. Board approval?

Dwayne Woodsome moved acting under 9.03 a replacement of deck or structure within the town can be granted by CEO providing CEO verify the size before and after construction. Roland Denby seconded the motion. Vote was (4) in favor.

Does the following need P. Board review: A grandfathered lot in the village zone with a grandfathered structure that currently meets the 50 ft. setback from the front lot line requesting to build porch closer than 50 ft. to the front lot line? Board would need to review this.

In depth discussion regarding the issues that Mr. Randall's letters addressed. Is clarification necessary? Comprehensive Plan maybe to address this. Judy Carll does not see where it specifies in the Zoning Ordinance that you must add uses allowed by zoning. Dwayne Morin to contact Town Attorney for further clarification to recommended zoning changes.

Dwayne Morin hopes to have RFP for consultants complete in two weeks. Hoping to have a consultant on board by the end of July. Board members to receive a copy of RFP. Contract from the State has been returned. Dwayne has reworked the dollar figures to meet the new rules governing distribution. Mount Holly has a problem with ledge for their road. Suggesting changes so they will not have to blow the ledge and do ditches. Road review report necessary from Chairman on their suggestions.

Motion was made by Anna Jackson and seconded by Dwayne Woodsome to Adjourn at 10:44. Vote was unanimous (4).

Respectfully submitted,

Anna Jackson

Anna Jackson
Secretary/Treasurer

Poland E. Deuby
Dwayne Woodsome
[Signature]
Judith Coreil