

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

JULY 27, 1989

MEETING CALLED TO ORDER BY DWAYNE WOODSOME, ACTING CHAIRMAN.

- I ROLLCALL:** Present were Jon Gale, Judy Carll, Anna Jackson, Dwayne Woodsome and arriving later in the meeting Lawrence Jacobsen.
- II MINUTES OF PREVIOUS MEETINGS:**
July, 12, 1989
Anna Jackson moved to approve July 12, 1989 minutes as printed. Jon Gale seconded the motion. Vote was unanimous in favor (3).
- III COMMUNICATION AND BILLS:**
1. Memo's From CEO Re: SAD #57 Bus Garage & Mr. Prokey
 2. Dump Ordinance Changes
 3. SMRPC Newsletter June Issue
 4. Letter from SMRPC Re: Flood Plain Management "Video Course"
 5. Letter to SAD #57 Re: Approval of Site Plan for Elementary School
 6. SRCC Notice of Intent to File
 7. Letter from S. Kasprzak Re: Special Town Meeting
 8. DEP Issue Profile
 9. Info Re: Economic Growth Report
 10. Info on Affordable Housing
 11. Letter from Smith & Elliott Re: Mount Holly
 12. Letter to Road Review Committee Re: Mount Holly
 13. Letter from Road Review Committee Re: Mount Holly
 14. NEXUS
- IV REPORT OF OFFICERS AND COMMITTEES:**
- V APPOINTMENTS:**
- 8:00 P.M. JUNE DAY (Cancelled)
8:30 P.M. PROKEY
9:00 P.M. ARCHIE HOWE
- VI OLD BUSINESS:**
1. Conditional Use Permits Issued Needing Clarification
 2. Mount Holly, Inc. Subdivision Sherburne Woods

1. Conditional Use Permits Needing Clarification:

Judy Carll moved that a new certificate, Conditional Use be drawn to clarify the setback requirements and greenbelt for Map 46, Lot 2193 to Custom Built Homes of Maine. Jon Gale seconded the motion. Vote was unanimous in favor (3).

Anna Jackson moved that Ericksons be granted an extension and that it should be sent to the registry before August 25, 1989. Judy Carll seconded the motion. Vote was unanimous in favor (3).

2. Mount Holly, Inc. Subdivision Sherburne Woods:

The proposed revision will have a 7 to 1 grade. Public Hearing was held prior to original approval of plans. Board appreciated the Road Review Comments however, would appreciate their technical assistance. Anna Jackson recommended no action be taken until new plan is presented and Doug Foglio, chairman of the Road Review Committee and Fred Fay, Road Commissioner, be present at the August 9, 1989 meeting and also Mount Holly be sent a copy of Road Review Recommendations. Jon Gale seconded the motion. Vote was unanimous in favor (3).

ARCHIE HOWE MAP 58 LOT 11 ZONE F&A

Permits for construction of a 12' x 21' nursery school. School will meet State Licensing requirements. This needs a Conditional Use Permit. Mrs. Howe has had a license for nursery school for six years. A yearly application is required for licensing. Fire inspector checks for safety. Water is tested. A yearly physical is required. School session 2 hours per day. September through May. Licensed for 12 children with one helper. Judy Carll moved to grant a Conditional Use Permit for a nursery school under Section 3.07.03, Item #12. to Elizabeth Jean Howe. Anna Jackson seconded the motion. Vote was unanimous in favor (3). Address: P O Box 507, N. Waterboro, Me. 04061.

MR. GEORGE RICHARDS MAP 38 LOT 35 ZONE AR

Requesting a 16 ft. extension of garage roof for use as a carport. Approximately 175 ft. from the lake. Driveway will not need an extension. Anna Jackson moved to grant Mr. Richards request of a 10' x 16' carport addition to garage. Jon Gale seconded the motion. Vote was (3) in favor.

SAD #57 BUS GARAGE SITE PLAN REVIEW

Plans presented. CEO has reviewed and has no problem as long as this has Fire Marshall approval. Three bay garage, a working maintenance facility. Parking of buses to continue as is. Offices to be on first floor, second floor for parts storage and drivers facility. 90% of the maintenance currently being done outside will be done at the new facility. Oil and grit separator to be installed, outflow will go into dry well. Hazardous Waste Ordinance to be given to SAD #57.

Public Hearing is generally held for all Site Plan Reviews. Carol Rouillard noted that the SAD voted this in would this make a difference? Public Hearing scheduled pending chairman John Roberts approval for August 24th, at 7:00 P.M. prior to Regular Meeting and this to be placed under Old Business for action.

Need to show existing gasoline tanks on plan. Anna Jackson recommended approval of Site Plan as presented with addition of gasoline pumps to be sketched on plan and Public Hearing be set for August 24, 1989 at 7:00 P.M. pending Chairman's approval, subject to Hazardous Waste Commission and Fire Marshall approval. Jon Gale seconded the motion. Vote was (3) in favor.

MR. PROKEY MAP 35 LOT 23 ZONE AR

Requesting a two car garage approximately 80 ft. from the lake. Memo from Tim Nelson, Deputy CEO read and placed on file regarding DEP's notation of violation.

Anna Jackson moved to table Richard Prokey's request for garage and he be brought up under Old Business upon receiving DEP approval. Judy Carll seconded the motion. Vote was (3) in favor.

VII NEW BUSINESS:

1. SMRT SAD #57 BUS GARAGE SITE PLAN REVIEW (Previously discussed)
2. SMRPC: 1 PERSON NEEDED FOR COORDINATING FROM THE PLANNING BOARD
Dwayne Morin to be the representative.
3. COMPREHENSIVE PLAN SUMMARY UPDATE
Reviewed by Dwayne Morin. Dwayne recommended interviewing two firms.
Committee: Consisting of Selectmen, Finance Committee, Planning Board and Town Planner. Tentative date for interviews of August 8, 1989.

Anna Jackson recommended interviewing T Y Lin and Sebago Technics, Chairman, John Roberts and Vice Chairman, Roland Denby and anyone else from the board wishing to attend interview of August 8, 1989. Jon Gale seconded the motion. Vote was (4) in favor.

A note to Mr. Belanger to remind him of the deadline of his letter of credit.

Anna Jackson moved to Adjourn at 10:47. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

Crystal Woodard

J. Bell
Judith Bell