

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 11, 1989

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:27 P.M.

I ROLLCALL: Present were Anna Jackson, Roland Denby, Lawrence Jacobsen, Dwayne Woodsome, Judy Carli, Jon Gale and Chairman John Roberts.

II MINUTES OF PREVIOUS MEETING: September 28, 1989.
Anna Jackson moved to accept September 28, 1989 minutes as printed. Lawrence Jacobsen seconded the motion. Vote was (3) in favor, (2) members abstained.

III COMMUNICATIONS AND BILLS:

1. Letter of transmittal Re: SAD #57 Bus Garage
2. Letters of Decision from Zoning Board of Appeals
3. Notice of Intent from Saco River Corridor Commission

Variances that went through the Zoning Board of Appeals. Chairman did not understand why Tim Nelson had sent these requests to the Zoning Board of Appeals. These particular lots in Lake Arrowhead have usually come through the Planning Board. Letter to the CEO to clarify his actions. Planning Board usually handles these under Section 2.08 of the Waterboro Zoning Ordinance.

FIELDSTONE ACRES

Since none of the appointments were present at 7:40 the Board took Fieldstone Acres first. Waivers to be delt with after on site meeting and the Public Hearing. Changes to the SKETCH Plan noted by Mr. Dennis Brown. Mr. Brown incorporated suggestions made by the Planning Board members. Lines denoting the conservation area are quite a bit larger than mapped by the Wetland Mapping recently completed for the Town. Deed restrictions presented and placed on file. Neighboring lots would hopefully note possible violations to either Mr. Brown or the Code Enforcement Officer. The conservation area will be defined by meets and bounds on the Final Plan. #3 of Deed restrictions regarding the Conservation zone regarding paving. Mr. Brown noted his reasons for this stipulation. Mr. Brown noted these are proposed deed restrictions these could still be changed if necessary.

Mr. Brown noted that he had been in touch with a Roger Gobeil of DOT regarding traffic flow and curb cuts for driveway entrances.

Mr. Brown presented the Board with Certificates that he has received from the town of York for his subdivisions.

Storm water management system: The conservation area is actually Mr. Brown's storm water management system. Roland Denby moved to waive Section 9.5 of the Subdivision Regulations. Dwayne Woodsome seconded the motion. Vote was (5) in favor.

Note on plan would allow the CEO to act if someone violated the restrictions of the deed regarding the conservation area.

Anna Jackson moved to waive the Erosion & Sedimentation Control Plan. Jon Gale seconded the motion. Vote was (5) in favor.

Soils show perfect for subsurface waste. Mr. Brown requesting a waiver of the Hydro study. The Board explained to Mr. Brown that the usual break for waiving the Hydro study has been 3 lots. To this date all subdivision have been required to complete Hydro study and it is protection for Mr. Brown as well as abutting lot owners.

Lawrence Jacobsen moved that Dennis Brown be required to do a Hydro study in conformance with the standards required by the Town of Waterboro. Roland Denby seconded the motion. Vote was (4) in favor, (1) abstention.

Jon Gale suggested the developer get estimates of the cost and if he feels there is still a problem he could come back before the Board.

Note on plan that ingress/egress from Lot #3 & #4 be from the 50 ft. right of way. Well in greenbelt could be addressed if necessary at a later time.

Preliminary Checklist gone through quickly.

Signature line for the Developer, Easement notation of width, Building setback lines, dimensions and area of lots.

IV TREASURER'S REPORT:

Anna Jackson, Treasurer reported Balance of \$4,280.28 in the Planning Board account.

V APPOINTMENTS:

8:00 P.M. ROSE PYLES
8:30 P.M. BRIAN MOORE
8:45 P.M. WILLIAM RAWSON
9:00 P.M. TIM GREATON

8:00 P.M. ROSE PYLES MAP 16 LOT 7 ZONE AR

Four years ago Rose had requested an 8 x 10 gift shop. Mr. Foglio said she did not need a special permit. If used other than storage a Conditional Use Permit would be needed. Sale of knickknacks and crafts the primary use. Driveway used for parking area not on Route 5.

Anna Jackson moved that Rose Pyles be granted a Conditional Use Permit for a Gift Shop under Section 7.03. Conditional Use Permit not transferrable. Lawrence Jacobsen seconded the motion. Vote was (6) in favor.

8:30 P.M. BRIAN MOORE MAP 17 LOT 9B ZONE F&A

Mr. Moore has been through Saco River Corridor Commission for Permit to add a breezeway and a barn to existing structure. Lot and structure are grandfathered. Dwayne Woodsome moved to grant Brian Moore's request to construct a breezeway and attached barn as per Saco River Corridor Commission Permit. Judy Carll seconded the motion. Vote was (6) in favor.

8:45 P.M. WILLIAM RAWSON MAP 38 LOT 37 ZONE AR

Requesting placement of a retaining wall at the rear of the cottage. Lawrence Jacobsen asked if the cottage had a loft. The Rawson's noted that the old cottage had a loft and the new one did also. The Rawson's invited the Board to come and look at the changes made. Retaining wall to hold soil from eroding.

Lawrence Jacobsen moved to approve the retaining wall according to DEP Approval & Specifications, erosion control measures be followed and that approval does not take place until detailed information and specifications are presented for approval under Old Business at the meeting following submission to the Board. Roland Denby seconded the motion. Vote was (6) in favor.

9:00 P.M. TIM GREATON NO SHOW

VI OLD BUSINESS:

1. FIELDSTONE ACRES (Previously handled)
2. RICHARD PROKEY
3. SAD #57 BUS GARAGE

2. RICHARD PROKEY

Mr. Prokey requesting placement of garage at the rear of his cottage. This would not obstruct anyone's view of the water. Garage is staked out. Jon Gale felt more information was needed. On Site inspection also needed. Mr. Prokey to reflag the site is necessary. A copy of his deed to be presented. On Site set for October 18, 1989 at 9:30 A. M. Members to meet at the Town Offices.

3. SAD #57 BUS GARAGE

Dwayne Woodsome moved to approve the Bus Garage with Ray Dyer's Approval in writing to SMRT. Judy Carll seconded the motion. Vote was (6) in favor.

Site Plan for the Elementary School in question regarding additional classrooms not previously submitted at the time of Site Plan Approval. SMRT has notified the Town Office of possible changes. Board felt the SAD #57 project would need to come back before the Board for review of changes.

Post Office Auto: Regarding information requested the night of their meeting. No information has been provided as yet of grandfathered status. Mr. Beeler made a request for placement of a trailer on the remaining land about three years ago. No mention of a graveyard was made. The Town records do not show a licensed graveyard. Dwayne Woodsome moved to notify the Selectmen that Post Office Auto has not provided the Board with information regarding the grandfathered status of the Auto Graveyard. Steps to have the junkyard cleaned up should be taken. If information can be gathered Dwayne Woodsome will make presentation to the Board of Selectmen. Jon Gale seconded the motion. Vote was (6) in favor.

Jon Gale and his wife are still interested in focus groups. If Dwayne Morin is still interested they should get cracking!

MOTION TO ADJOURN AT 10:20 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

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