

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD NOVEMBER 8, 1989

MEETING CALLED TO ORDER BY ROLAND DENBY VICE CHAIRMAN AT 7:50 P.M.

- I ROLL CALL: Present were Jon Gale, Judy Carll, Lawrence Jacobsen, Anna Jackson and Roland Denby Vice Chairman.
- II MINUTES OF PREVIOUS MEETINGS: Lawrence Jacobsen moved to approve the October 26, 1989 minutes. Judy Carll seconded the motion. Vote was (3) in favor.
- III REPORT OF OFFICERS: Treasurer reports Balance as of 11/7/89 \$3,881.88.
- IV APPOINTMENTS:

8:00 P.M. ROBERT ALEXANDER
8:15 P.M. DOWNEAST AUTO
8:30 P.M. EMILE LAMONTAGNE
8:45 P.M. SANTOS
9:00 P.M. HENRY GARDNER.

ROBERT ALEXANDER MAP 35 LOT 26 ZONE AR

Requesting placement of a new home where a trailer now exists. On the lot are a Boathouse with two bedrooms and the trailer at the rear of the lot. Permit by rules application has been made to DEP. New design for septic system presented. A new well is planned for new home. Old trailer to be removed. Location of home is on a lane with very little traffic. Home to be for retirement.

Jon Gale moved to grant a permit using a minimum of 75 ft. setback from high water mark, no part of structure to be closer than 75 ft., leachfield be placed in a southwesterly direction, structure to go no closer than 33 ft. from sideline and no closer than 10 ft. to rear line and septic system from boathouse to be tied in to the new field. Judy Carll seconded the motion. Vote was (3) in favor, (2) abstentions. Motion passes.

DOWNEAST AUTO MAP 1 LOT 19 ZONE AR

Location of cleared area to be used for auto graveyard is approximately 750 ft. from Mr. Gagnon. Approximately 2 acres is cleared. Number of cars to be stored in this area approximately 150. Planning on moving the cars from behind the auto body shop to this location. There will be no crushing on site the cars will be trucked out. Mr. Gerry has to meet State Regulations. Natural screening necessary. Board reviewed a tape of on site done by Lawrence Jacobsen and Town Planner. Mr. Gerry currently holds a Hazardous Waste Permit.

This is a Conditional Use in the AR Zone. Certified letters of notification to abutters or a letter from abutters? 14 days for response.

Jon Gale moved a permit be granted conditional on certified letters sent to all abutters and after 14 days if either abutters do not respond or no negative response it be granted at that time. If negative response a Public Hearing to be scheduled. 150 cars allowed and limited to area currently cleared measurement to be verified, Conditional Use Permit non-transferrable, Hazardous Waste Commission approve plan for storage of disposed batteries, gas, by products of junk cars. Lawrence Jacobsen seconded the motion. Vote was (5) in favor.

EMILE LAMONTAGNE MAP 35 LOT 11 AR

Mr. Lamontagne has a dock in the water that measures 20 ft. in length, ordinance states 15 ft. however the dock has been there for approximately 18 years. CEO sent Mr. Lamontagne to the Planning Board. This dock is in the water for less than 7 months. Dwayne Morin to contact the Town Attorney regarding this matter. Anna Jackson moved to waive the fee of \$25. if after consulting town attorney it is determined Mr. Lamontagne can go to the Zoning Board of Appeals. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

MR. SANTOS MAP 47 LOT 147 ZONE AR

Mr. Santos is requesting a deck towards Lake Sherburne and requesting enclosing existing deck 7' x 12'. State Law and the Waterboro Zoning Ordinance do not allow construction closer than 100' to the high water mark.

Lawrence Jacobsen moved that existing entrance way of 12' x 7' to be enclosed and roofed over and that a deck be allowed on front to go no closer than 100 ft. from high water mark, and no wider than 35 ft. wide and that the area between existing porch and front deck be allowed to be decked, lot line setback bordering lot #146 be no less than 23 ft. Anna Jackson seconded the motion. Vote was (5) in favor.

HENRY GARDNER MAP 32 LOT 32 ZONE AR

Request to raise existing structure to replace foundation. Closest point to water is approximately 13 ft. Full foundation. Board concerned with DEP comments regarding the environmental impact. Cottage to be raised 2 1/2 ft.

Lawrence Jacobsen made a motion that the Board hold the plan until information back for DEP, once information is received Mr. Gardner will be placed under Old Business. Anna Jackson seconded the motion. Vote was (5) in favor.

VI OLD BUSINESS:

RAY KELLETT MAP 32 LOT 49 ZONE AR

Mr. Kellett wishes to construct a woodworking shop and part of shed. New plans presented and placed on file. Mr. Kellett has DEP approval. Location for shop 25' from lot line. 45' to camp road. 30' to Proach boundary line. Lot is grandfathered. Size of structure 18'x22'.

Lawrence Jacobsen moved to allow Mr. Kellett under Section 2.08 to build a workshop 18' x 22' with a storage shed 4' x 22' on left hand side facing Route 5, that it be set no closer than 31 ft. to existing camp road, no closer than 23 ft. to the existing boundary line of Proach and Kellett, and Mr. Kellett abide by all recommendations of DEP. Jon Gale seconded the motion. Vote (5) in favor.

NANCY THORNTON MAP 18 LOT 3 ZONE VILLAGE

Lot is grandfathered and house is grandfathered. Town attorney noted that you cannot grandfather a use. Exchange one allowed use for another allowed use. This is a primary use. Septic system redone last year. Primary use is inside for 2 hours. Two sessions per day. State allows one person per 12 children. Intent is to work inside. Board members felt that once kids are scheduled for outside play an area should be fenced in. Two entrances none exit out towards Route 202. One is located in office area. Mr. Charles Thornton asked if it was mandatory for fenced in area? Board responded that due to the tight quarters with possibly 12, four year olds without containment this could be a hazard as well as neighbors to consider.

Anna Jackson moved to grant Nancy Thornton permission to have a Nursery School, that anytime she finds she allows children to be outside she have a fenced area outside. Would like to see a fenced area by May 30, 1990. This permit will not be transferrable. Jon Gale seconded the motion. Vote was (5) in favor.

HEATH'S VILLAGE VARIETY

Judy Carll moved to approve site plan of Heath's East Village Variety. Anna Jackson seconded the motion. Vote was (3) in favor, (1) abstention.

BOND FOR DEER ACRES

Dwayne to check with Karen Lovell on Bond or Letter of Credit for Deer Acres. Expired September 30, 1989. What can be done?

Kevin Grimes has not provided a renewed Bond or Letter of Credit as of this date.

C&K Apartments to receive a (6) month notice by Certified Mail regarding the project and its deadlines. To be sent to John Kustron.

Robert Beck has renewed his Bond.

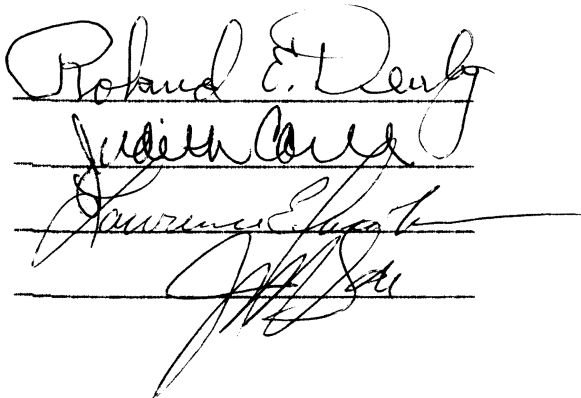
Dwayne Morin noted the Regional Policies County Comprehensive Plan Meeting Wednesday, November 15, 1989. Copies of the policies to go out to Board Members.

Anna Jackson moved to adjourn and Lawrence Jacobsen seconded the motion. Meeting Adjourned at 10:30 P.M.

Sincerely,



Anna Jackson
Secretary/Treasurer



Four handwritten signatures are listed vertically, each on a horizontal line. The signatures are: Robert E. Deuby, Judith Cole, Lawrence Jacobsen, and J. M. Deuby.