

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD DECEMBER 13, 1989

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:40 P.M.

I ROLL CALL: Present were Anna Jackson, Judi Carll, Roland Denby, Dwayne Woodsome and John Roberts, Chairman. Arriving later were Jon Gale and Lawrence Jacobsen.

II MINUTES OF PREVIOUS MEETINGS: November 8, 1989

III COMMUNICATIONS AND BILLS:

1. November Issue UPDATE
2. November Issue NEXUS
3. Outgoing Info
4. Notice of Hearing from ZBA
5. Road Review Comm Info Re: Letter of Credit Alder Acres
6. Info from Jim Gerry Re: Auto Junkyard
7. Letter from Pauline Lawrence
8. Updated Letter of Credit Re: Mount Holly Sherburne Woods
9. Letters from Town Attorney Re: Violations
10. Conditional Use from Ernest Roberge expired

Dwayne Morin, Town Planner: Noted to the Board members that four (4) chapters of the Comprehensive Plan are complete and the results of the surveys are complete. A copy will be sent to all of the members.

#10 - Ernest Roberge Conditional Use: Mr. Roberge had to wait to get before the Board for so long that he lost his customer. His Conditional Use Permit has expired. His plans are for the exact footprint as per the Conditional Use Permit. Needs approval. Roland Denby moved that all specifications be met as previously approved to the letter. Anna Jackson seconded the motion. Vote was (4) in favor.

IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report once every two months. November Balance was presented. Next report will be for January.

V APPOINTMENTS:

8:00 P.M. AL BERUBE/CESARI
8:15 P.M. WENTZELL CONSTRUCTION
8:30 P.M. MR. HOEBEKE
9:00 P.M. MARKEY

MR. CESARI MAP 30 LOT 2 ZONE AR

Replacing rotten deck and adding a roof. A stop work order was issued due to not first obtaining a building permit. Contractor was supposed to have taken care of the permit. Pictures presented showing existing cottage with the deck. A building permit was issued for siding and windows to be changed. This is a year round residence. Requesting permission to place a roof over the deck and to screen in the area. Currently there are two bedrooms. No plans to change. Septic system in working order as noted by owner.

Anna Jackson moved to allow Mr. Cesari to place a roof over the deck, to go no closer to the high water mark than current deck dimensions, area not to be closed in other than by screening. Under Section 12:02 a double fee be paid for the permit. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

WENTZELL CONSTRUCTION MAP 47 LOT 7 ZONE AR

Lot at Lake Sherburne. Mr. Wentzell needs a building envelope for placement of a 24' x 40' home. There is a cottage on both abutting lots. Lot #6 the home is approximately 30 ft. from the lot line. Lot #8 the home is approximately 48 ft. from the lot line. Mr. Wentzell did not have a copy of the deed for the lot with him.

Dwayne Woodsome moved with a copy of a deed a Conditional Use be granted using a sideline setback of 25 ft. towards lot #8 and 28 ft. sideline setback towards lot #6, with all other setbacks to be met. Roland Denby seconded the motion. Vote was (4) in favor. Board requested a copy of the deed and a copy of the building plans for the file be presented.

Roland Denby noted for the record that Douglas Foglio has noted in the past that people owning lots on Lake Sherburne do not own the first 10 ft. surrounding the waters edge.

MR. HOBEKE

Contacted the Town Planner that he would not be at the meeting.

MR. MARKEY MAP 28 LOT 23 ZONE AR

Requesting permission to repair cement wall to maintain shore front. Mr. Willis Lord had been in and left message that he has been in touch with DEP regarding this request and asked if the Board could approve this application pending DEP approval. Mr. Markey noted that he could lose his Boathouse if this is not repaired soon.

Anna Jackson moved that with DEP approval they be allowed to repair the wall going no closer than current wall structure to the high water mark. Judi Carll seconded the motion. Vote was (4) in favor.

Judi Carll moved a building permit be granted for \$25. to cover expenses. Anna Jackson seconded the motion. Vote was (4) in favor.

Minutes of previous meeting Motion made by Anna Jackson to approve as written. Judi Carll seconded the motion. Vote was (4) in favor.

VI OLD BUSINESS:

1. Proposed Zoning Changes:

There were several Zoning Changes tabled at a Special Town Meeting. Does the Board wish to present these for the Annual Town Meeting.

Judi Carll moved resubmital of tabled zoning changes regarding the gravel extraction hydro study review fees. Roland Denby seconded the motion. Vote was (2) abstentions (2) voting in favor, Chairman voted in favor. Motion passes.

Jon Gale and Lawrence arrived at meeting.

2. Jim Gerry: Auto Junkyard Conditional Use Permit.

Dwayne Woodsome moved to grant a Conditional Use Permit to Jim Gerry for Auto Junkyard, (pending attorney review) per order of the Selectmen's Permit Mr. Gerry have 15 days to clean up existing storage area of cars adjacent to his auto body shop located on Tax Map #1 Lot #18. Judi Carll seconded the motion. Vote was (6) in favor.

VII NEW BUSINESS:

VIII ADJOURNMENT:

Motion was made and seconded to Adjourn at 9:25 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

Judi Carll
Jon Gale
Dwayne Woodsome

