

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD DECEMBER 28, 1989

MEETING CALLED TO ORDER BY DWAYNE WOODSOME, ACTING CHAIRMAN.

- I ROLLCALL: Present were Anna Jackson, Jon Gale, Judy Carll, and Dwayne Woodsome, who acted as chairman.
- II MINUTES OF PREVIOUS MEETINGS: December 13, 1989
Anna Jackson moved to approve the December 13, 1989 minutes as written. Judy Carll seconded the motion. Vote was (3) in favor.
- III COMMUNICATIONS AND BILLS:
1. Info from Civil Consultants Re: Gravel Extraction off Silas Brown Road.
 2. Saco River Corridor Commission Intent to File
 3. Letter from Smith & Elliott Re: Letters of Credit for Subdivision Roads
 4. ZBA Notice of Decision
 5. Notice form Selectmen's Office Re: Annual Report Due Date
 6. Letter from Tony Grant, Clifton Sawyer, & William Hanson Re: Zoning Change
 7. Public Hearing Notice
 8. Letter from Dwayne to Finance Committee Re: Comprehensive Planning Account
 9. December Issue of NEXUS
 10. December Issue of UPDATE
 11. Info from Drown Agency Project Woodland Heights
 12. Contract from Peter Garrett's New Firm

#12. Contract from Peter Garrett's New Firm

Jon Gale moved to enter into contract with Emery & Garrett from January 1, 1990 to December 31, 1990. Anna Jackson seconded the motion. Vote was (3) in favor.

#3. Letter from Smith & Elliott Re: Letter of Credit for Roads in Subdivisions

Jon Gale moved that a letter of notification should be sent to Mr. Belanger noting that 15 days from the date of the letter a new letter of credit should be presented or the subdivision will be null and void. Judy Carll seconded the motion. Vote was (3) in favor.

Anna Jackson moved that all developers be notified 30 days prior to the expiration of the subdivision road bond and if the letter of credit is not renewed a letter of notification 15 days from the date of the letter sent a new letter of credit should be presented or the subdivision will be null and void. Jon Gale seconded the motion. Vote was (3) in favor.

#11. Info from Drown Agency Re: Woodland Heights

Dwayne Morin, Town Planner noted that there appears to be changes made to the hydro study. This should probably be reviewed by Peter Garrett for review. Anna Jackson moved to send this information to Peter Garrett for review. Judy Carll seconded the motion. Vote was (3) in favor.

#6. Zoning Change Request from Tony Grant, Clifton Sawyer, & William Hanson

Anna Jackson moved to take the requested change of Tony Grant, Clifton Sawyer, and William Hanson to Public Hearing. Judy Carll seconded the motion. Vote was (3) in favor.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 P.M. JOEL ST. AMAND
8:15 P.M. JUNE DAY
8:45 P.M. FRED MARTINS
9:00 P.M. LANCE ROY

8:00 P.M. JOEL ST. AMAND MAP 34 LOT 16 ZONE AR

Mr. St. Amand is requesting permission to place a 10' x 10' structure over his well and pump. Mr. St. Amand currently has a 5' x 5' well cover. Due to weather conditions the pump has frozen up and Mr. St. Amand needs to be out of the elements when repairing the pump. The 10' x 10' structure would be 11' to the peak. A permit by rule application was forwarded to DEP and since no response is their permit. The current structure is 16 ft. from the high water mark. Proposed building will stop the elements from freezing the pump. Mr. St. Amand fell last year due to the ice that collects around the current pump cover. With a larger structure to cover the well and the pump Mr. St. Amand feels that this hazard would be eliminated. Board members discussed other possible solutions. The 30 % rule does cover this request. In order to solve this matter without the expansion of the well house Mr. St. Amand noted he would have to have an artesian well drilled or install a 2 pipe system. The latter would require him to dig a trench from the well to the house Mr. St. Amand did not feel that DEP would like that option. Board members noted that perhaps Mr. St. Amand could request a variance.

Anna Jackson moved to deny Mr. St. Amand's request and that he should go to the Zoning Board of Appeals for a variance because of Shoreland Zoning. Judy Carll seconded the motion. Vote was (3) in favor.

8:15 P.M. JUNE DAY MAP 16 LOT 19 ZONE AR

The State Subdivision Laws have classified 3 or more dwellings on a property to constitute subdivision. June Day has a house with a mother-in-law apartment, a cottage, a converted garage with two apartments and is requesting a conversion of a 3 story barn into a 4 apartment complex with the first floor being used as a garage for use by herself for storage of her vehicles. This is a unique subdivision and the subdivision regulations are not set up for this type of project. The Board discussed a second access to the area for fire protection and a dry hydrant. A copy of the Subdivision Regulations were given to June.

Anna Jackson moved to accept plan as Sketch Plan and for Preliminary Plan a hydro study be presented and to include on the plan the total 30 +/- parcel with topo and wetlands. Jon Gale seconded the motion. Vote was (3) in favor.

8:45 P.M. FRED MARTINS MAP 30 LOT 13 ZONE AR

Mr. Martins is requesting addition of 2 decks each 8' x 8' in size. This addition would go 3 ft. closer to the front lot line than currently exists. This is a substandard grandfathered lot. Deck area would allow Mr. Martins a safer environment for his children. The decks to be open decks not to be enclosed. Cottage is across Route 5 from Ossipee Lake.

Jon Gale moved to accept the plan as presented under Section 2.08. Judy Carll seconded the motion. Vote was (3) in favor.

9:00 P.M. LANCE ROY MAP 42 LOT A-274 ZONE R

Mr. Roy is requesting a 6 ft. easement of side line setbacks for proper placement of a 24' x 32' home with outside stairway at the side of the home. The lot is only 100' in width. This home would sit much better with front positioning in place of setting the home end wise. The lot is next to Mr. Marchesseault and Mr. Hanson both very nice homes. The position as proposed would be more in keeping with these homes.

Much discussion by the Board members for a workable solution.

Anna Jackson moved to grant the request of Mr. Lance Roy for a 24' x 34' home using a sideline setback of 30 ft. on the sideline bordering lot A-273 and all other setback requirements be met as per Waterboro Zoning Ordinance. Judy Carll seconded the motion. Vote was (3) in favor.

