

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 22, 1990

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

I ROLLCALL: Present were Anna Jackson, Roland Denby, Judi Carll, Dwayne Woodsome, Jon Gale and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATIONS AND BILLS:

1. Letter to C & K Apartments
2. Letter and MEMO from CEO
3. March NEXUS
4. Letter from MAP
5. February Newsletter SMRPC
6. Letter from Town Attorney Re: June Day Project
7. Maine Business Indicators
8. Letter from York County Soil & Conservation District  
Re: Site Reviews

IV REPORT OF OFFICERS:

Treasurer's Report	Balance as of 3/15/90	\$7,684.72
	Legal Account	\$10,000.00

Re: MEMO from CEO

John Roberts felt that the Board during discussion had noted to Mr. Steve Noel that a kitchen could not be included in the addition. The motion did not reflect that.

Anna Jackson moved that the minutes of March 14, 1990 be corrected to include under Steve Noel, Map #7, Lot #14D-2 #5. Recommendation was that there should be no kitchen.

Judi Carll seconded the motion. Vote was (3) in favor, (1) abstention.

Roland Denby noted that a deed or a sales agreement should be included with the information provided for the Planning Board. The application should note this.

Anna Jackson moved that due to information received by the Planning Board from the Code Enforcement Officer and the Town Attorney the Planning Board finds that they do not have the jurisdiction to authorize the request and that the jurisdiction falls within the Zoning Board of Appeals and if he decides to go to the Zoning Board of Appeals Mr. Noel would be refunded \$25 paid to the Board. Roland Denby seconded the motion. Vote was (3) in favor, (1) abstention.

Judi Carll moved to accept the March 14, 1990 minutes as amended. Roland Denby seconded the motion. Vote was (4) in favor.

**V APPOINTMENTS:**

8:00 P.M. McAllister  
8:15 P.M. Dube  
8:30 P.M. Donald Decker

**8:00 P.M. MCALLISTER MAP 48 LOT 10A ZONE AR**

Lot located on Northwest Pond. Mr. McAllister is requesting addition of a second story to his home located approximately 35 ft. from high water mark. One plus acres as noted on the deed. Currently has a 750 gallon septic tank believed to be approximately 10 years old. Home is 31' 5" x 28' 4". This would fall under the State's 30% Rule. The board believed that the septic system would need to be updated. The most Mr. McAllister would be able to add would be an 18' x 28' addition. Due to volume being calculated in cathedral ceilings would not be allowed.

Jon Gale moved to accept plan with no more than an 18' x 28' addition of second floor and that the Plumbing Inspector be consulted regarding the septic system that that no part of the addition go closer than the current dimensions believed to be 35 ft. to high water mark. Anna Jackson seconded the motion. Vote was (5) in favor.

**8:15 P.M. DUBE MAP 11 LOT 59 ZONE AR**

Mr. Dube would like to replace existing deck that has decaying timber and is requesting placement of a screened porch area with roof to cover new addition and existing deck.

Judi Carll moved to allow Robert Dube, Map #11, Lot #59 addition of roof to existing deck and addition of 12' x 12' screened porch to go no closer to the high water mark than current home. Roof to extend over existing deck and allowed to replace timbers on existing deck under Section 2.03. Jon Gale seconded the motion. Vote was (5) in favor.

**8:30 P.M. DONALD DECKER DID NOT SHOW**

**VI OLD BUSINESS:**

1. Fieldstone Acres Final Plan
2. Steve Noel
3. Fall Lot Estates

**FIELDSTONE ACRES**

**DENNIS BROWN**

**FINAL PLAN**

Deed for land being given to the town presented to the Board. Dwayne Morin to deliver this to the Selectmen's Office. Town Planner gave a brief report on the status of this subdivision. Drive entrance permits will not be granted by DOT until the Town accepts this as a Final Plan. Recommendation from Dwayne Morin is that the Board include in their motion that no building permits will be issued until all driveways are in place as per note #15 on the plan.

Anna Jackson moved to accept the Final Plan of Fieldstone Acres as per plan dated March 5, 1990. Roland Denby seconded the motion. Vote was (5) in favor.

2. Steve Noel - previously discussed.

3. Fall Lot Estates - Dwayne noted to the Board that the Greenbelt of Fall Lot Estates was given to the Town as a Conservation Easement. The well location is within this Easement. Board noted this and felt it was now up to the town.

**VII NEW BUSINESS:**

**VIII ADJOURNMENT:** It was moved and seconded to adjourn at 9:27 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John P. B.*  
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*Judith Carr*  
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*Roland E. Denby*  
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