

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | APRIL 11, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

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

II MINUTES OF PREVIOUS MEETINGS: March 22, 1990

Anna Jackson moved to accept the minutes of March 22, 1990 as written. Roland Denby seconded the motion. Vote was (4) in favor.

III COMMUNICATIONS AND BILLS:

1. State Surplus Property
2. Info from Aerial Survey & Photo, Inc.
3. April UPDATE
4. Letter from Fred Frascona
5. Letter from Willie Wentzell
6. Saco River Corridor Comm
7. Info from Town Attorney

#5. Anna Jackson moved to approve extension of Sept 30, 1990 for planting schedule as approved on subdivision plan of Deer Acres. Roland Denby seconded the motion. Vote was (4) in favor.

What needs to be finished prior to pulling a building permit?

Base gravel, conduit and culverts are in place.

Roland Denby moved that a building permit can be granted but an occupancy permit cannot be issued until the trees are planted and the Road Review Committee recommendations are adhered to. Judi Carll seconded the motion. Vote was (4) in favor.

#4. Anna Jackson moved to grant Mr. Frascona a six month extension of his Conditional Use Permit. Judi Carll seconded the motion. Vote was (4) in favor.

VII NEW BUSINESS:

1. Judi Carll volunteered to represent the Planning Board on the Taylor House Committee.

2. Election of Officers: Open for nominations.

Roland nominated John Roberts for Chairman. Anna seconded the nominations. Roland moved nominations cease. Anna seconded the motion. Vote was (4) in favor.

8:15 P.M. LORRAINE MERRILL MAP 19 LOT 56 ZONE V

Requesting an expansion of garage by adding a second story to the garage and add a pitched roof. This has been started and the CEO placed a stop work order until approval received. This would be an expansion of a non-conforming use. A variance would be needed. This is the first step to get to the ZBA. Lawrence Jacobsen moved that if the Merrill's wish to go to the ZBA the \$25 fee placed for the Planning Board could be applied to the ZBA and that the request be denied. Judi Carll seconded the motion. Vote was (5) in favor.

8:45 P.M. CHARLES CASEY MAP 1 LOT 28C ZONE R

Mr. Casey is located on Federal St. He is requesting a repair garage for motor vehicles, snowmobiles and motorcycles and part sales. This a Conditional Use in the Residential Zone however it also requires direct access to a State Aid Road. Federal Street was a State Aid Road in 1977 when the Zoning Ordinance was enacted. The Board requested Dwayne Morin to seek a legal opinion from the Town Attorney. Mr. Casey to be brought back on the April 26th meeting under Old Business.

9:00 P.M. WES & KATHY LEIGHTON MAP 1 LOT 6 ZONE V & AR

SKETCH Plan for a Mobile Home Park. Dwayne Morin has reviewed the plan. This meets all state criteria. At this time proposal is for a 36 lot mobile home park reserving a five acre parcel for future expansion with a ten acre reserved open space. Four business size lots bordering Route 202 or these could be combined for two residential lots. Proposed name is Granite Ridge Park. The number of lots may change once the studies are completed.

Anna Jackson moved to accept the Sketch Plan for Granite Ridge Park as presented. Roland Denby seconded the motion. Vote was (5) in favor (1) opposed.

Public Hearing scheduled for May 9, 1990 at 7:00 P.M.

On Site Inspection scheduled for April 25, 1990 at 9:30 P.M. Board members unable to attend could visit the site at their convenience. Sketch Plan fee received and all other information necessary for Sketch Plan placed on file.

VI OLD BUSINESS:

1. The Milk Room
2. Middleview Estates
3. Mr. Frasca
4. Subdivisions requesting back lot by way of a 50 ft. ROW
5. Charles Sylvester

Anna Jackson nominated Roland Denby for Vice Chairman. Judi Carll seconded the nomination. Vote was (5) in favor.

Dwayne Woodsome nominated Anna Jackson for Secretary/Treasurer. Judi Carll seconded the nomination. Vote was (5) in favor.

IV REPORT OF OFFICERS: Balance as of April 11, 1990 \$6,822.67 plus the \$10,000 in the legal account.

V APPOINTMENTS:

8:00 P.M. PEIGHTAL (Postponed)
8:15 P.M. MERRILL
8:30 P.M. BAKER
8:45 P.M. CASEY
9:00 P.M. LEIGHTON

8:30 P.M. MR BAKER MAP 8 LOT 32 ZONE AR

Mr. Baker is requesting a conditional use permit to operate a used car lot for sales and repair of cars to be sold only. Mr. Baker should have a copy of the Hazardous Waste Ordinance.

A new driveway an option if this proves to be a cost efficient business. Cars to be located off the street at the side of the barn. If this proves to be a cost efficient operation Mr. Baker would repair these vehicles if necessary. Repair of cars to be sold only.

Anna Jackson moved to have an on site and a Public Hearing under section 4.01. Roland Denby seconded the motion. Vote was (4) in favor and (1) opposed. Discussion on the need for a public hearing.

Public Hearing scheduled for April 26, 1990 at 7:00 P.M.
On Site Inspection scheduled for Wednesday, April 18, 1990 at 9:30 AM

Roland moved that Mr. Baker notify his abutters of the Public Hearing under Section 13.07. Larry Jacobsen seconded the motion. Vote was (3) in favor (2) opposed. Motion passes.

Mr. Baker noted that he had no intention of creating a junkyard, he would be a wholesale car sales business. He has been in this business for 25 years. He has been in contact with the State and they have forwarded paper work to him that notes Town approval necessary before he can apply for state permits. Mr. Baker can come in to the office to get the addresses of abutters.

1. THE MILK ROOM

Road Review Committee Recommendations noted and placed on file. Dwayne Woodsome moved to go with the Road Review Committee recommendation. Roland Denby seconded the motion. Vote was (6) in favor.

2. MIDDLEVIEW ESTATES

It has been brought to Dwayne Morins attention that the pins have not been set for this subdivision. Ms. Palmer appears to be in financial trouble and the drive placement prior to sale is also in question. It is against the State Law for the lots to be sold without the pins in place. The Board requested an opinion from the Town Attorney regarding legal options.

5. CHARLES SYLVESTER

Mr. Sylvester installed a new septic system but was unable to start construction before the conditional use expired. He is in need of an extension. Dwayne Woodsome moved to grant Charles Sylvester a six month extension on his conditional use permit. Judi Carll seconded the motion. Vote was (6) in favor.

Motion to adjourn at 9:53 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

John Phillips
Dwayne Woodsome
Judi Carll
Roland E. Denby