

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | JUNE 13, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:00 P.M.

- I      **ROLLCALL:** Present were Roland Denby, Judi Carl1, Anna Jackson, Dwayne Woodsome and Chairman, John Roberts.
- II     **MINUTES OF PREVIOUS MEETINGS:** April 26, 1990 and May 9, 1990
- III    **COMMUNICATION AND BILLS:**
1. May & June Issue of UPDATE
  2. Literature from Timson, Schepps & Peters, Inc.
  3. Smith & Elliott Re: Amendments to Zoning 2.08 & Mobile Home Park
  4. May Issue of MAP
  5. Request from Shapleigh Planning Board for Meeting Re: Subdivision abutting Waterboro
  6. SRCC Notice of Intent to file
  7. DEP Department Order Re: Kasprzak Landbank Inc.
  8. Info from ZBA Decision/Minutes of Public Hearing
  9. Letters CC to Planning Board
  10. Letter to CMP
  11. Info from Jensen Baird Gardner & Henry Re: New Changes
  12. Invoice from Little Ossipee Florist (sent to Town Clerk)
- IV    **REPORT OF OFFICERS:**
- V     **APPOINTMENTS:**
- 8:00 P.M.    ROBERT BECK SUBDIVISION  
8:15 P.M.    DAVE GREATON  
8:30 P.M.    SHAWN GRANT  
8:45 P.M.    JAMES TAYLOR  
9:00 P.M.    KONTOFF  
9:15 P.M.    SCAMMON  
9:20 P.M.    CONNOLLY  
9:30 P.M.    JAACCK'S

**ROBERT BECK SKETCH PLAN FOR SUBDIVISION MIDDLE ROAD**

3 Lot Subdivision. Each lot 10 acres. Minimum lot size for this area is 5 acres. Mr. Beck had two requests for waivers. 1) Request 20 ft. contours. 2) Request waiver of hydro study since each lot is twice the required size in this area. Noted 1 to 5 frontage to depth. State law only governs land within shoreland. Common drives? Mr. Beck was open to discussion. No existing wetlands on property. Very steep hill similar in nature to Grace Palmer's property. Fairly steep drop - Board concerned with drainage and erosion. Greenbelt area not noted on plan. Timber on the lot appears to be second growth. Mostly birch and alders. Mr. Beck did not have a copy of the deed to the property with him. Name of proposed subdivision is Hillside Terrace. Board felt they should do an on site inspection. Town Planner recommended a mandated building setback.

Width of Middle Road labeled as 49 1/2 ft. All requirements have been met except showing proof of ownership. This will be necessary prior to Preliminary Plan. On Site scheduled for Wednesday, June 20, 1990 at 9:30 A.M. Board members to meet at the Town Office. Board to meet Mr. Beck around 10:00 A.M. on site.

1) Waiver of topography: Roland Denby moved to accept 20 ft. contour interval. Dwayne Woodsome seconded the motion. Discussion: Dwayne suggested that if granted a Building setback requirement be considered due to the steepness factor involved. Vote was (4) in favor.

2) Waiver to Hydro study: Roland Denby moved to require an impact statement, after review the Board could determine the need for Hydro study. Anna Jackson seconded the motion. Vote was (4) in favor.

Judi Carll moved pending proof of ownership Sketch Plan of Hillside Terrace be approved. Roland Denby seconded the motion. Vote was (4) in favor.

**8:15 P.M. DAVE GREATON MAP 45 LOT 1402 R ZONE**

Saco River Corridor Permit Reviewed. Dwayne Woodsome moved to reduce the sideline setbacks to 30 ft. on both sides and Saco River Corridor Commission Permit be adhered to. Roland Denby seconded the motion. Vote was (4) in favor.

**8:30 P.M. SHAWN GRANT MAP 44 LOT 2271 R ZONE**

Corner lot in Lake Arrowhead. Asking for 29 ft. setback at the rear in place of 35 ft. Rear lot is vacant at this time. Dwayne Woodsome moved to grant reduction of rear setback to 30 ft. and front on New Dam Road to 48 ft. Roland Denby seconded the motion. Vote was (4) in favor.

**8:45 P.M. JAMES TAYLOR TWIN PINES MOBILE HOME PARK**

Requesting placement of addition to railer. Addition to be placed on blocks with skirting. Bob Hanson, owner of park has given his verbal okay for this addition. Roland Denby moved to approve application with setbacks requested under Section 3.03 to be placed on blocks and be a structure that can be moved. Anna Jackson seconded the motion. Vote was (4) in favor.

**9:00 P.M. KONTOFF MAP 43 LOT 898 R ZONE**

SRCC Approval on record. The permit requires a 20 ft. greenbelt. House proposed is 24' x 44' with a 6' deck on the front facing Lakeview Drive. Dwayne Woodsome moved to grant reduction of rear setback to 16 ft. frontyard to 34 ft. sideline to 29 ft. and to follow Saco River Corridor Commission Permit under Section 2.08. Roland Denby seconded the motion. The Board noted to Mr. Greateon that these measurements included the overhang. Vote was (4) in favor.

**9:15 P.M. SCAMMON MAP 38 LOT 14 AR ZONE**

Request is to replace existing porch screens with windows. Dwayne Woodsome moved to send Anna & Roland on an on site. This would be under the States 30% rule. Anna Jackson moved to allow placement of windows on screen porch, no addition to go closer to water or enlargement of cottage. Judy Carll seconded the motion. Vote was (4) in favor.

**9:20 P.M. CONNOLLY**

Property is located off Cluff Road. The Town owns a portion of this road. Permit by Rule from DEP returned okay. Anna Jackson moved to accept Ms. Connolly's plan for 10' x 10' deck with walkway to wharf movable in water, all DEP requirements be met. Roland Denby seconded the motion. Vote was in favor (4).

**9:30 P.M. JAACCK'S (C&K APARTMENTS) SUBDIVISION**

Mr. Kustron, Mr. Dumas and Mr. Sellers were present. They are the new owner's of the complex. Dwayne Morin gave general background. All conditions of the subdivision were to be met one year from the issuance of the final (last) Occupancy Permit. Noted by owners that all units are occupied. Monday an area was smoothed. Mr. Kustron and Mr. Dumas were not involved at the time this subdivision was approved. Mr. Dumas believed that the area to be seeded did not include the pit. John Roberts noted that he was on the Board when this subdivision was approved and the material was to be used for site preparation. Mr. Kustron noted that the gravel was not being sold but traded for the material to reclaim area. Plan notes for site fill. Two years ago fill was sold. The Board asked what time frame they were expecting to meet the subdivision notes? Right now there is no money available. Property not supporting costs, to maintain taxes, etc. One or two of the rents are vacant most of the time. They have not been able to rent the units for what they expected. When they are all rented they just break even. Woody Owen assisting with the back area. Rear area is the largest concern of the Board. 3/27/87 Minutes on file were read for clarification of area needing seeding.

Dwayne Woodsome had done an on site inspection and it appears that about 2,000 yards of material will need to be moved. Dwayne briefly explained what needed to be done. 3 to 1 grade necessary for finish grade. Looking at paying a fine if not taken care of.

Roland Denby moved to grant an extension to September 30, 1990 for the reseeding as per plan. Anna Jackson seconded the motion. The Board had no objection to them trading material for services to reclaim the area. Discussion regarding the reshaping. Roland Denby withdrew his motion. Anna Jackson withdrew her second.

Dwayne Woodsome moved to extend gravel extraction and reclamation until the end of 1990, all banks must be reshaped by this time, all banks will be reseeded by June 1, 1991. Roland Denby seconded the motion. Discussion: Pavement agreed not a requirement. Type of paving material suggested. Dwayne Morin to supply them with the information. If not completed all zoning regulations, including fines that will be enforced. Vote was (4) in favor.

**VI OLD BUSINESS:**

1. CHARLES CASEY
2. JAN TECH SUBDIVISION
3. MEETING WITH SHAPLEIGH PLANNING BOARD

**1. CHARLES CASEY**

Dwayne Woodsome moved to grant Conditional Use Request under Section 3.05.03 #11. and No unregistered motor vehicles be stored on the property. Anna Jackson seconded the motion. Vote was (4) in favor.

**2. JAN TECH SUBDIVISION**

Preliminary Plan Approval. Abutting property owner's had no objection that they recorded with the town. Public Hearing waived. Anna Jackson moved to approve Preliminary Plan of West Hill Subdivision. Judi Carll seconded the motion. Vote was (4) in favor.

**3. SHAPLEIGH PLANNING BOARD**

Dwayne Morin to notify the Shapleigh Planning Board that they will meet with them at their next meeting June 28, 1990 at 8:30 P.M.

Dwayne Woodsome noted he would not be here at the next few meetings.

Roland Denby moved to accept the April 26, 1990 and May 9, 1990 minutes. Anna Jackson seconded the motion. Vote was (4) in favor.

Treasurer reported Year To Date Balance of \$4,542.82. Legal Account Balance of \$9,283.75.

Meeting adjourned at 10:38 P.M.

Respectfully submitted,

Anna Jackson  
Secretary/Treasurer

*John W. ...*  
*Roland Denby*  
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