

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

AUGUST 23, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:23 P.M.

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

II MINUTES OF PREVIOUS MEETINGS: Roland Denby moved to approve August 8, 1990 Minutes as written. Anna Jackson seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter to Peter Garrett Re: Granite Ridge Subdivision
2. August Issue of NEXUS
3. Notice of Decision ZBA
4. Notice of Intent to File SRCC
5. Information from York County Soil Re: Site Plan Reviews
6. August Issue of UPDATE
7. Info from Housing Conference

IV REPORT OF OFFICERS:

Treasurer's Report \$3,939.32 Balance
Legal Account \$7,544.23

Roland Denby moved to approve Treasurer's Report. Judi Carll seconded the motion. Vote was 3-0 in favor.

V APPOINTMENTS:

8:00 P.M. Energy Homes Map #43 Lot #914 Zone R

Corner lot in Lake Arrowhead. Saco River Corridor Approval on file. Plot plan presented location of a 24' x 44' home. Request for 39' frontyard setback from Upland Circle - 43' frontyard setback from Lakeview Drive and 24' sideline setback from Lot #913.

Roland Denby moved to grant request of 39 ft. to Upland Circle frontyard setback and 43 ft. frontyard setback to Lakeview Drive and 24 ft. sideline setback bordering Lot 913. Anna Jackson seconded the motion. Vote was 3-1-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

Donald Brooks Map # 6 Lot #27-B Zone AR

Conditional Use Request for operation of a Machine Shop on West Road to be operated from newly constructed garage 24' x 36'.

Concern from citizens at the Public Hearing regarding the looks of the area. Anna Jackson suggested foliage on front road side of the lot. Hours possibly restricted.

Representative from J & L Machining spoke regarding limiting hours. This type of business is very quiet and would cause no noise level that would be offensive to neighbors. The nature of the business sometimes calls for later hours and weekend work. This might cause the Brooks a financial hardship.

Comments from the on site inspection regarding the need to stabilize the soil. Roland Denby brought Section 4.02 on page 27 of the Waterboro Zoning Ordinance to the Board's attention.

Mr. Tim Nelson requested the board consider a yearly review of the Conditional Use Permit by the Board or the Code Enforcement Office.

John Roberts yielded the chair to Vice Chairman, Roland Denby.

John Roberts moved that Donald Brooks be allowed to operate a Machine Shop as per Section 3.06.03 #17 and Section 4.02 of the Waterboro Zoning Ordinance, Mr. Brooks has 1 year to plant a buffer and landscaping with a review of the Conditional Use and landscaping by the Code Enforcement Office and the Town Planner and with a yearly inspection by the Code Enforcement Office, floor drain to be closed with cement before Occupancy slip is granted and no scraps to be stored outside of the building. Judi Carll seconded the motion.

Discussion: People in the general area were concerned with the storage of scraps around the building. Mr. Brooks told the Board members that all scraps are stored in 50 gallon drums inside the building.

Anna Jackson moved to amend the motion that the Brooks would not be allowed to hire more than 2 employees. Seconded by Judi Carll Vote on amendment was 3-1 in favor.

Amended motion voted 4-0 in favor.

Anna Jackson moved to charge a double fee for a fine to Mr. Brooks for operating the business without first obtaining the proper permits. Judi Carll seconded the motion. Vote was 3-0 in favor.

Judi Carll moved to go into Executive session to discuss legal matters. Roland Denby seconded the motion. Vote was 3-0 in favor

Anna Jackson moved to enter regular session. Roland Denby seconded the motion. Vote was 3-0 in favor.

Dwayne Morin, Town Planner gave the Board members a brief report of the status on the Comprehensive Plan. John Roberts requested the next available Board meeting be closed for the Board to work on the Comprehensive Plan with the Town Planner.

Meeting Adjourned at 10:18 P.M.

Respectfully submitted,

Anna Jackson

Anna Jackson
Secretary/Treasurer

John W. [unclear]
Roland C. Derby
Judith Carl