

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 25, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:37 P.M.

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

II MINUTES OF PREVIOUS MEETINGS: October 10, 1990  
Roland Denby moved to approve October 10 1990 as written.  
Anna Jackson seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. Historic Maritime Resources Flyer
2. Planning Board Budget
3. Letter from Economic & Comm Dev Office Of Comp Planning
4. ZBA Minutes
5. Info from Maine Coast Heritage Trust
6. Letter from Dept. of Human Services Re: Granite Ridge
7. Memo from V A Foglio Re: Fieldstone Acres
8. Letter of Resignation from Anna Jackson

Roland Denby moved to accept the letter of resignation from Anna Jackson with regret. Dwayne Woodsome seconded the motion.

CEO/V A Foglio

Mr. Foglio asked the Board members if an addition to a grandfathered lot within the village district of South Waterboro would need Planning Board Review. The side and rear setbacks could be met but due to the State widening the road the front setback would go no closer than the existing structure to the front lot line. This would need Planning Board Review.

IV REPORT OF OFFICERS:

Treasurer's Report

October 24, 1990 Balance	\$3,770.09
Legal Account Balance	\$7,046.28

V APPOINTMENTS:

8:00 P.M. J BERNIER CONST  
8:15 P.M. MCLAUGHLIN SUBDIVISION  
8:30 P.M. SACO RIVER TEL & TEL CO  
8:45 P.M. JACKIE BURNS  
9:00 P.M. WILLIS WENTZELL

**8:00 P.M. J BERNIER CONSTRUCTION MAP 42 LOT A-153 ZONE R**

Tim Greaton representing Mr. Bernier requested he be taken last.

**8:15 P.M. MCLAUGHLIN SUBDIVISION DID NOT SHOW**

**8:30 P.M. SACO RIVER TEL & TEL CO MAP 9 LOT 12A ZONE AR**

At July 17, 1990 Special Town Meeting the Town voted to grant an easement to Saco River Tel & Tel Co for a Switching Station to service Lake Sherburne area. A utility unmanned substation is a Conditional Use in this zone under Subsection 3.06.03 Item #3.

Dwayne Woodsome moved to allow a 12' x 18' cement platform for utilities under Subsection 3.06.03 Item #3 on Town lot that the Town granted an easement for at July 17, 1990 Special Town Meeting. Judi Carll seconded the motion. Vote was 4-0 in favor.

OLD BUSINESS:

**WES LEIGHTON GRANITE RIDGE MOBILE HOME PARK**

Mr. Leighton's hydro study has been reviewed by Peter Garrett of Emery & Garrett Groundwater and the property does not meet the town requirements of 5 mg/l. Mr. Leighton noted that he felt Mr. Garrett was very negative in his report when dealing with the on site wells and the Dept. of Human Services. Mr. Leighton did not think that this was Mr. Garrett's business. The Town Planner informed Mr. Leighton that the regulations required in the Hydro Study mention of this.

Mr. Leighton noted that the Department Of Human Services has approved the placement of the well off site. The process is backwards. The Hydro Study had to be completed before DHS places the well. DHS approval is necessary for Preliminary Plan approval by the Town. Wes noted that all State and Federal requirements can be met. The only town's requiring more strict standards are Blue Hill and Waterboro.

A letter from the Town's attorney was presented to Mr. & Mrs. Leighton. The section dealing with the water standards was approved at Town Meeting and any change or waiver would have to be reviewed by the Zoning Board of Appeals.

Mr. Leighton has set the park up for 35 units and if he cannot have the quantity the affordability is no longer present. Mr. Leighton felt that the expense would do the project in. Mr. Leighton noted that he could potentially come back in with a housing project and the road would then be a town road and the town would bear the expense of the maintenance where the mobile home park would have remained private. The Board again noted that Mr. Leighton could go before the Zoning Board of Appeals to request a variance of the 5 mg/l for the hydro study.

**J BERNIER    MAP 42    LOT A-153    ZONE R**

Tim Greaton representing Mr. Bernier. Site Plan presented. The Board noted that the bulkhead would need to be moved to the gable end of the house.

Dwayne Woodsome moved to grant a 35 ft. front yard setback bordering Lynwood Drive, a rear setback of 35 ft. bordering lot A-154, a 50 ft. front yard setback bordering Mayfair Way and a 35 ft. setback bordering lot A-152. Anna Jackson seconded the motion. Vote was 4-0 in favor.

**JACKIE BURNS    MAP 47    LOT 131    ZONE AR**

The Burns are in the process of purchasing a home in Lake Sherburne. They replaced a new deck to the side of the home. When a bank survey was done it was found that the deck was within 6 ft. of the side line. The deck was put on without a permit. The CEO suggested tearing the deck off. They are now before the Board requesting placement of a stoop for exit from there home.

The Board does not have the authority to grant this permission. Judi Carll moved that the Burns go to the Zoning Board of Appeals for a variance and that their \$25. fee be refunded to go towards the Application fee for the ZBA. Anna Jackson seconded the motion. Vote was 4-0 in favor. Original Check was returned to the Burns.

Dwayne Woodsome moved that if the Burns could show proof that a prior deck existed prior to 1977, they be granted permission to place a 3 ft. deck area to exit from the existing door. Anna Jackson seconded the motion. Vote was 4-0 in favor.

**Tim Greaton**

Mr. Greaton requested the Board to review a case that is scheduled for November 14, 1990 at 8:45 P.M. Not enough information available and the Board noted that they could not take appointments out of order. November 14th appointment stands.

**WILLIS WENTZELL    DEER ACRES SUBDIVISION**

Mr. Wentzell is requesting approval of an addendum to the Deer Acres Subdivision.

NOTE 1: The minimum area requirement of dwelling is changed to not less than 864 square feet.

NOTE 5: Minimum width requirement of modular homes is changed to not less than twenty-four (24) feet.

Roland Denby moved to approve the request. Dwayne Woodsome seconded the motion. Vote was 4-0 in favor.

Documents were signed by those present. Dwayne Morin to file at the Registry.

## **VII OLD BUSINESS:**

### **ROBERT BECK PRELIMINARY APPROVAL**

Mr. Beck received SKETCH Plan approval for four (4) lots. He is now back for Preliminary Plan Approval of two (2) lots.

Hydro study - report was requested since this is now a 2 lot subdivision is this needed. A letter from Kenneth Gardner was placed on file.

The Board noted that wetlands must be depicted on all subdivision maps as per State Law. A copy of wetland mapping on this property from Dwayne Morin during regular office hours.

Requested waiver for 1" = 100'. Judi Carll moved to approve waiver. Roland Denby seconded the motion. Vote was 4-0 in favor.

1. Soil & Erosion/Sedimentation Control Plan
2. Kenneth Gardners address has to be in notes
3. Signature line for Mr. Beck
4. Name of Subdivision (Hillside Terrace)
5. Deed showing proof of ownership

Roland Denby moved to increase the greenbelt to 45 ft. Anna Jackson seconded the motion. Vote was 3-0-1. in favor.

Anna Jackson moved to approve Preliminary Plan with above changes and additions as advised. Roland Denby seconded the motion. Vote was 4-0 in favor.

Anna Jackson moved to cancel the December 27, 1990 meeting. Dwayne Woodsome seconded the motion. Vote was 4-0 in favor.

## **VI NEW BUSINESS:**

Subdivision Regulation Changes: The Town Planner informed the Board that subdivision fees are not being credited to the Planning Board account due to there being no record that it be directed the said account. The town attorney noted that a Public Hearing is necessary prior to the Board's voting to change the Subdivision Regulation regarding the fees generated. Public Hearing set for November 14, 1990 at 7:30 P.M.

Meeting adjourned at 9:52 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John R. Sls*  
*Judith Carl*  
*Richard E. Denby*  
*Avery Woodrow*