

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 9, 1991

Meeting called to order by Chairman, John Roberts at 7:27 P.M.

I ROLLCALL: Present were Roland Denby, Judi Carll, Kerry Perkins, Cindy Allen, and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: Roland Denby moved to accept 12/12/90 minutes as printed. Kerri Perkins seconded the motion. Vote was 3-0 in favor.

CENTRAL MAINE POWER HEIGHT MODIFICATION & CONDITIONAL USE REQUEST

Public Hearing was held at 7:00 p.m. with the Board members and CMP representatives present. The DEP permit application is expected to be submitted within a month.

Roland Denby moved to grant CMP a Height limit of 90 ft. to allow for various pole installation. Judi Carll seconded the motion. Vote was 4-0 in favor.

Roland Denby moved to grant Conditional Use Permits to CMP under Sections, 3.04.03, A. #4 - 3.05.03, #4 - 3.06.03, #3 - 3.08.03, #6 - 3.07.03 #3 and Section 4.02 upon DEP approval and wetland protection to allow for installation of utility poles. Cindi Allen seconded the motion. Vote was 4-0 in favor.

Judi Carll moved to grant a Conditional Use Permit under Sections 3.03, 4.02 and 3.06.03, #3 for the construction of a new unmanned substation. Roland Denby seconded the motion. Vote was 4-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter from Emery Engineering Associates
2. Letter from Lesley Leighton Re: Proposed Trailer Park
3. Letter to Middle Branch Eng. Re: Woodland Heights
4. STI Re: Woodland Heights
5. Letter to Dwayne Re: Central Maine Power
6. DEP Permit for Northeastern General Contractors
7. Letters from Smith & Elliott Re: Letter of Credit/Security Bond for Alder Acres/Straw Mill Meadow
8. Review from Emery & Garrett Groundwater, Inc. Re: June Day Apartments
9. MAP Newsletter
10. Letters from Ec & Comm Dev Re: Receipt of Comp Plan from surrounding towns
11. Notice of Intent to File SRCC
12. Notice of Public Hearing/CMP
13. Notice of Public Hearing ZBA
14. Notice from Dianne Holden
15. MAP Workshop

IV REPORT OF OFFICERS: Treasurer's Report

General Balance \$3,491.92

Subdivision Fees 1,800.00

Legal 6,689.71

Cindi Allen moved to accept the treasurer's report. Roland Denby seconded the motion. Vote was 4-0 in favor.

OLD BUSINESS:

1. CMP (acted on at the beginning of the meeting)

2. THORNTON

Dwayne Morin noted to the Board members the letter from Mr. Thornton's Engineer regarding the project. It appears to be on hold for a while.

3. LEIGHTON

Letter requesting an extension of time to wait for the review of the Hydro study from Peter Garrett.

Roland Denby moved to grant an extension to March 13, 1991 meeting.

Kerri Perkins seconded the motion. Vote was 4-0 in favor. Dwayne to send notification to Mr. Leighton.

4. SELLERS

Dwayne noted that Mr. Sellers has not complied with the Planning Boards deadline. Kerri Perkins moved to send a letter to the CEO noting that a violation notice noting fines and possible revocation of the subdivision.

5. & 6. ZONING

The Zoning Board of Appeals and the Finance Committee will be requesting a change to the Zoning Ordinance regarding the fee schedule for requesting an appeal. It is currently \$50. and they would like to change this to \$100. Dwayne Morin felt this would be ready for the next meeting.

Dwayne also noted to the board members that the State has set February 13th as the date to review the Comprehensive Plan with the Comprehensive Planning Committee. This will probably change but is currently scheduled for this date.

V APPOINTMENTS:

8:00 P.M. LANCE ROY

8:15 P.M. ROBERT TALBOT

8:30 P.M. JULIE WATKINS

8:45 P.M. MR. VERENEAU

LANCE ROY MAP 45 LOT 1617 ZONE R

Lance reviewed the complicated shape and topography of the lot. Saco River Corridor Commission Permit reviewed.

Roland Denby moved that Lance Roy be allowed to place structure no closer than 35 ft. from Lot #1616, no closer than 41 ft. frontyard setback from Diamond Drive, and no closer than 28 ft. from the greenbelt under Section 2.08, 3.03, and 4.02. Kerri Perkins seconded the motion. Vote was 4-0 in favor.

ROBERT TALBOT MAP #21 LOT #1 ZONE VILLAGE

Mr. Talbot is proposing an addition of a garage to existing structure on the corner of West Road and Route 202 in South Waterboro Village. He is requesting placement of a motorcycle parts sales business with an inspection station. No repairs just inspection and sales. Possibly sale of motorcycles. This is a grandfathered lot with a grandfathered structure. The structure has been used as a dwelling and would now be used as a business only. Width of West Road discussed and believed to be 3 rods in width at this point.

Roland Denby moved to approve Mr. Talbot's request under Section 3.04.02, B. #13, to have a motorcycle parts, bikes, and inspection station, the addition to go no closer to the West Road than existing building, entrances and exits to be 50 ft. from intersection as per Section 5.04. Kerri Perkins seconded the motion. Vote was 4-0 in favor.

Mr. Talbot noting that his parking would be at the rear and his entrance would be from 202 and his exit would be onto the West Road. He expected the exit onto West Road would be 50 to 60 feet from the intersection.

JULIE WATKINS MAP 10 LOT 49-4 ZONE AR

Ms. Watkins has a form for placement of a road sign that requires municipal approval. She has a home occupation of secretarial services. Dwayne explained that the AR zone does not allow for a home occupation but feels it was inadvertently left out when zoning was created. All other zones allow home occupations.

Judi Carll moved to approve a Conditional Use for a home occupation to Julie Watkins. Cindi Allen seconded the motion. Vote was 4-0 in favor.

MR. VERENEAU MAP 33 LOT 35 ZONE AR

Mr. Vereneau is requesting placement of a garage on his lot at Lake Ossipee. This is a grandfathered lot. Mr. Vereneau's representatives expressed his wishes to construct a free standing garage, he would not be able to meet required setbacks.

A plot plan had not been presented and the board could not act until one with accurate measurements was provided noting the location of existing structures to the lot lines and the proposed location of the garage. If garage is attached the setback requirements would be different. Copy of minutes sent to Derrick Thibodeault, RR 2 Box 227, Limerick, Me. 04048

Meeting Adjourned at 9:20 P.M.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John B. B.
Roland E. Denby
Judith G. G.
Kerry Perkins
Opthia Allen