

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 28, 1991

Meeting called to order by Chairman, John Roberts at 7:56 PM

I ROLLCALL: Present were Dwayne Woodsome, Kerry Perkins, Judi Carll, Jon Gale, Cindy Allen and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS:

Judi Carll moved to accept the February 28, 1991 minutes as written. Cindy Allen seconded the motion. Vote was 3-0 in favor.

Dwayne Woodsome noted changes needed under White Brothers exchanging wheelers for trailer dumps in explanation in paragraph 5 of page 2. Dwayne Woodsome moved to accept minutes as corrected. Judi Carll seconded the motion. Vote was 4-0 in favor.

Dwayne Woodsome spoke regarding the 8' x 20' strip. He felt it would benefit the town to leave it as previously approved.

III COMMUNICATION AND BILLS:

1. Results from water tests taken from wells on site for Will-o-the-Wisp Apartment Complex
2. Letter from York County Soil & Water Conservation District
3. Saco River Corridor Comm notice of Intent to File
4. Cromaglass Re: Wastewater treatment systems

IV REPORT OF OFFICERS: None Given

V APPOINTMENTS:

8:00 P.M. TIM MCCANDLESS  
8:15 P.M. ANDY COTE/ENERGY HOMES  
8:30 P.M. JOHN BOGART  
8:45 P.M. BRAD JOHNSTONE  
9:00 P.M. GOSSELIN  
9:15 P.M. MR. O'MEARA

8:00 P.M. TIM MCCANDLESS MAP 37 LOT 11 ZONE AR

Mr. McCandless is requesting raising his cottage by approximately 3 courses of cement blocks. The Board noted that the State Shoreland Zoning Laws allow 3 ft. maximum in elevation of existing cottage up or down. Mr. McCandless noted that he already has water in his cellar in the spring.

so he would not be able to lower the elevation of his home. Jon Gale questioned the type of work to be done with the foundation. If a poured concrete foundation were proposed the Board would be concerned with erosion control methods. If Mr. McCandless were simply placing cement blocks erosion would not be as great a concern. Mr. McCandless noted that cost would be a definite factor in the type of foundation work.

Jon Gale moved that Tim McCandless request be granted with no more than 3 ft. up or down from present location of sill plate, if he pours his new foundation, erosion control be strictly adhered to. CEO to establish bench mark for height and location of sill and foundation prior to construction. Kerry Perkins seconded the motion. Vote was 5-0 in favor.

Record to be made noting closest point of structure to the water so if in the future a request is made for an exit from the front of the cottage facing the water Mr. McCandless would be able to come back before the Board for front steps or deck under Old Business. Mr. McCandless also asked if a dormer would need approval from the Board. It was noted that a 30% expansion of existing structure either by square footage or volume is allowed by State Law. No action was requested at this time.

**8:15 P.M. ENERGY HOMES/ANDY COTE MAP 44 LOT A-379 ZONE R**

Andy Cote of Energy Homes, Inc. requested a building envelope for this corner lot located in Lake Arrowhead Estates. Lot located on the corner of Hunter Road and Victoria Lane.

By the footprint the request would be to allow placement of a bilco at the rear of the home and a front step. Board suggested options for placement of sliding doors and the Bilco door.

Kerry Perkins moved to grant a 40 ft. frontyard setback from Hunter Road under Section 2.08 all other setbacks to be met. Judi Carll seconded the motion. Vote was 5-0 in favor.

**8:30 P.M. JOHN BOGART MAP 7 LOT 58 ZONE VILLAGE**

Requesting permission to place a breezeway and attached garage to home using existing structures setback of 41 ft. to front lot line bordering Old Alfred Road. Side and rear setbacks can be met. Structure was in existence prior to 1977.

Kerry Perkins moved to approve request of John Bogart under Section 2.08 that garage stay a minimum of 41 ft. from lot line bordering Old Alfred Road. Jon Gale seconded the motion. Vote was 5-0 in favor.

**8:45 P.M. BRAD JOHNSTONE MAP 53 LOT 15 ZONE AR**

Property located in Northwood Village Subdivision done by Harmony homes in 1975. Lots are grandfathered. Mr. Johnstone requesting permission to construct a 24' x 24' garage using 32 ft. frontyard setback also request would require a reduction of 35 ft. sideline setback. Board felt that Mr. Johnstone could meet the 35 ft. side setback. Kerry Perkins moved to grant Mr. Johnstone's request for a 24' x 24' garage using 32 ft. front yard setback from front lot line bordering Evergreen Drive and must meet the required 35 ft. sideline setback. Cindy Allen seconded the motion. Vote was 5-0 in favor.

**9:00 P.M. MR. GOSSELIN MAP 2 LOT 6B ZONE AR**

Mr. Gosselin is requesting permission to have a Home Occupation (Landscaping Office) in his home. Cindy Allen moved to grant permission for Home Occupation of Landscaping. Kerry Perkins seconded the motion. Vote was 5-0 in favor.

**9:15 P.M. RICHARD O'MEARA MAP 1 LOT 12 ZONE V**

Mr. O'Meara requesting permission to have a Hot Dog Wagon on his property. Hours approximate 10:00 A.M. to 2:00 P.M. daily. This would be a hobby like project for Mr. O'Meara who has recently retired. Hot Dogs and Soda the only products to be sold. Information on the wagon placed on file.

Jon Gale moved to allow a Hot Dog Wagon on Richard O'Meara's property, if traffic becomes a problem parking to be made available on site. Kerry Perkins seconded the motion. Vote was 5-0 in favor.

**VI NEW BUSINESS:**

1. Letter from Peter Garrett
2. Milk Room Parking Proposal

Notify Peter Garrett that April 10th meeting would be fine for him to discuss issues of Hydro Study criteria with the Board members.

**Milk Room Parking Lot:** The violation existing on the property has been reviewed by the court system. Mr. Pelletier has attended a meeting with Tim Nelson, Van Foglio and Dwayne Morin to come up with a workable solution to avoid further legal action. The Town Planner requested the Board review the compromise that was placed before them and approve if they so choose.

Dwayne Woodsome moved to abide by the compromise dated 3/20/91. Cindy Allen seconded the motion. Vote was 5-0 in favor.

**VII OLD BUSINESS:**

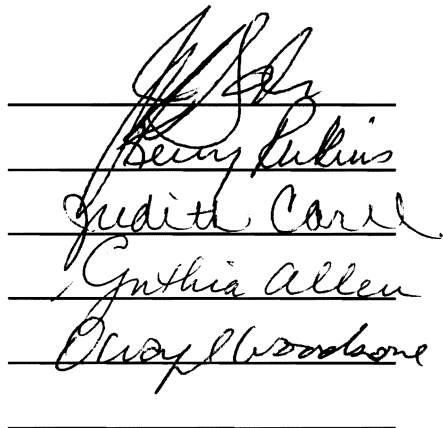
1. Sign 2nd page of Final Subdivision Plan of New Arbor Estates

Plans were signed by all but Roland. Sharon to contact Roland Denby to see if he can come in to sign the plans.

**VIII ADJOURNMENT:** Motion was made and seconded to adjourn at 9:54 p.m.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
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