

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MAY 8, 1991

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:35 P.M.

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

II MINUTES OF PREVIOUS MEETINGS:  
Roland Denby moved to accept the April 10, 1991 as read. Cindy Allen seconded the motion. Vote was 3 - 0 in favor.

III COMMUNICATION AND BILLS:

1. Letter to Donald Johnson Re: Cond. Use Permit
2. Winter Issue of Maine Business Indicators
3. Invoice from Emery & Garrett Groundwater Re: Services Rendered  
Dwayne Morin to check with Peter on Fees Charged for Peter Garrett to meet with the P. B.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 P.M.	LITTLE LEAGUE	MAP 7	LOT 64	ZONE AR
8:00 P.M.	PETER STERLING	MAP 11	LOT 30F-1	AR
8:15 P.M.	JURIS PATRYLAK	(POSTPONED)		
8:30 P.M.	CLIFFORD	MAP 47	LOT 118	ZONE AR
8:45 P.M.	CELATA	MAP 47	LOT 119	ZONE AR
9:00 P.M.	MOREAU	MAP 11	LOT 29B	ZONE AR

7:45 P.M. LITTLE LEAGUE MAP 7 LOT 64 ZONE AR

Requesting permission to place an 8' x 12' building behind the existing backstop for use as a concession stand. Dwayne Morin noted to the Board members to keep in mind that the Selectmen have not yet approved the placement of this structure on Town property. The reason for requesting the new structure is possible safety factor due to the existing building being across the parking lot and the people tending the stand have children playing and cannot participate in the game area. With the stand located behind the backstop they believe that it would be more accessible and would promote sales bringing in more revenue thus helping with Little League Costs to townspeople through taxes. Cannot meet 75 ft. setback from Old Alfred however backstops are currently located closer to the Old Alfred Road than the proposed

location of the stand. Intent is to sell prepackaged foods, no plans for electricity or water at this time. Setback issue was discussed at length.

Judi Carll moved to give Shaker Valley Little League permission to install concession stand at Friendship Park as presented as long as they are no closer than 53 ft. to frontage, approval contingent on Selectmen's approval. Jon Gale seconded the motion. Vote was 3 - 0 - 1 in favor. Motion passed.

**PETER STERLING                    MAP   11            LOT     30F-1            ZONE    AR**

Requesting Home Occupation of Taxidermy. Home Occupation inadvertently left out of the AR Zone. This shouldn't be a problem. Disposal of carcasses was discussed. Mr. Sterling assured the Board that he has access of disposal in Cumberland at his grandfather's property.

Judi Carll moved to grant a Conditional Use Permit for a small Taxidermy Business in home and that Mr. Sterling follow the Home Occupation Guidelines. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

**CLIFFORDS            MAP     47            LOT     118            ZONE    AR**

Requesting placement of foundation under existing structure located 100 plus ft. from high water mark of Lake Sherburne. Plot plan presented. Subsurface permit application presented. All criteria met by Planning Board Standards.

Roland Denby moved to grant permission to Mr. & Mrs. Clifford to place foundation under the existing structure on Map 47, Lot 119, in the AR Zone that the Cliffords meet all setbacks as submitted to Board and Subsurface Waste be certified as adequate for year round basis. Judi Carll seconded the motion. Vote was 4-0 in favor.

**CELATA                MAP     47            LOT     119            ZONE    AR**

Requesting placement of foundation under existing structure located 100 plus ft. from high water mark of Lake Sherburne. Plot plan presented. Subsurface permit application presented. All criteria met by Planning Board Standards.

Jon Gale moved to grant permission to Mr. & Mrs. Celata to place a foundation under existing structure as per plot plan presented to Board and subsurface waste certified as adequate for year round basis. Cindy Allen seconded the motion. Vote was 4-0 in favor.

**JOE MOREAU      MAP    11      LOT 29B      ZONE    AR**

Substandard lot. Gary Moreau was representing Joe Moreau. Requesting placement of a double wide trailer in front of existing trailer. Plot plan and survey presented.

Jon Gale moved to allow Joe Moreau a 69 ft. frontyard setback using existing foundation for new home. All other setbacks to be met. Judi Carll seconded the motion. Vote was 3-0 in favor.

**VI      NEW BUSINESS:**

**VII     OLD BUSINESS:**

1. Mr. Vereneau
2. Woodland Heights
3. Les Leighton

**MR. VERENEAU**

Mr. Vereneau is back before the Board requesting a different plan than previously approved by the Board.

Jon Gale moved to accept Mr. Vereneau's new plan as presented. Roland Denby seconded the motion. Vote was 3-0 in favor.

**WOODLAND HEIGHTS SUBDIVISION**

Dwayne had rechecked the subdivision, all approvals met. Items needing action tonight:

1. Bond for the Road and setting of monumentation
2. Phasing of Project
3. Sample deed (presented deed restrictions - DEP permit)

Certification of monumentation Not L1

S1 might not be accepted and noted.

Question of as built drawings. As built would help in future years. Third party engineer would be making notes of changes during construction.

Requested waiver of as built drawing of roads.

Roland Denby moved that as built plans be provided prior to acceptance of road by town meeting vote. Judi Carll seconded the motion. Vote 3-0 in favor.

Jon Gale moved to accept Final Plan of Woodland Heights. Roland Denby seconded the motion. Vote was 3-0 in favor.

Third party engineer firm rates were presented to Drown Agency and their preference was requested. BH2M was noted.

Roland Denby moved to use BH2M as a third party engineer. Judi Carll seconded the motion. Vote was 3-0 in favor. Drown Agency to be billed direct.

Jon Gale moved to require a \$250,000.00 bond to cover construction of detention pond, all roads and infrastructure and monumentation set along roads. Roland Denby seconded the motion. Vote was 3-0 in favor.

Judi Carll moved to allow phasing of the project as follows:

- Phase 1 - Lots 1-11 with hammerhead turn
- Phase 2 - Lots 17-38 Woodland Heights Drive/Detention Pond
- Phase 3 - Lots 12-16 Cul-de-sac

Roland Denby seconded the motion. Vote was 3-0 in favor.

Mylar's to be held until bond is presented and reviewed by attorney.

#### **LEIGHTON BLEAR PARK**

Information regarding Rural Shelter's sand and gravel packed well presented as a major concern. Ground water flows towards Lake Ossipee. Verification needed of existing water quality. Evaluation of zone of contribution to Rural Shelter Well needed.

Roland Denby moved to notify Emery & Garrett Groundwater, Inc. to use 60% recharge figure, 30 ft. longitudinal dispersivity and 3 ft. transverse dispersivity. Jon Gale seconded the motion. Vote was 3-0 in favor.

Dwayne Morin presented Roland Benton's plans to place a porch and a handicap access on the front of his home for his wife. All structure's proposed will meet currently used setbacks and those allowed under Section 2.08.

Judi Carll moved to approve the proposed porch and handicap ramp as presented approval under Section 2.08 and 7.04. Roland Denby seconded the motion. Vote was 3-0 in favor.

Motion was made and seconded to adjourn at 11:03 p.m.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

Roland E. Denby  
Judi Carll  
Lynhia Allen  
[Signature]