

TOWN OF WATERBORO  
PLANNING BOARD  
WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 12, 1991

MEETING CALLED TO ORDER BY VICE CHAIRMAN, ROLAND DENBY AT  
7:50 P.M.

I ROLLCALL: Present were Cindy Allen, Kerry Perkins,  
Dwayne Woodsome, Judi Carll, Jon Gale, and Roland  
Denby, Vice Chairman.

II MINUTES OF PREVIOUS MEETINGS:

April 25, 1991, and May 8, 1991

III COMMUNICATION AND BILLS:

1. Notice of Decision from ZBA
2. Letter from C M Thornton
3. Invoice from Emery & Garrett Re: Blear Park
4. Letter from Drown Agency Re: Bond Woodland Heights
5. letters from attorneys Re: Blouin Illegal Subdiv

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 P.M. RAYMOND RHEAULT  
8:30 P.M. PATRYLAK  
8:45 P.M. DONALD JOHNSON  
9:00 P.M. PAT HASKELL  
9:15 P.M. ROGER BELLEFEUILLE

8:00 P.M. RAYMOND RHEAULT MAP 6 LOTS 24, 24A, 26 ZONE AR

Raymond Rheault and his representative, Bill Thompson of BH2M were present. Proposing a 16 lot single family subdivision on approximately 33 acres. Total acreage of three parcels is about 130 acres. This will require DEP Site Location Law Review. Proposed on site septic systems and wells. Area noted as possible location for fire pond is the only noted wet area on the parcels. The fire pond will be investigated more as the project progresses.

One lot noted for out sale by Mr. Rheault hopefully to help fund the project. Mr. Rheault would not have a problem with utilizing the proposed road into the subdivision as the means of egress for this lot.

Drainage should not be a problem. Mr. Rheault has the remaining property, that would allow for an area for drainage without affecting abutting property.

Dwayne Morin noted that Mr. Rheault has met all Sketch Plan requirements. The check list is complete.

Mr. Rheault is proposing 2 to 3 bedroom homes for possibly under \$100,000.

Mr. Rheault was informed that the Town must vote to accept his road and in the mean time he would be responsible for maintenance. Mr. Rheault was aware of this. The two right-of-way areas noted on the plan for future expansion would be easements. Mr. Rheault noted that he might cut the trees in these areas only. No road would be developed until such time that further expansion was completed.

Mr. Rheault was informed that his Groundwater study would be reviewed by Emery & Garrett at a potential review fee of \$1500.00.

The Board reviewed section 8.1 of the Subdivision Regulations. Mr. Rheault to consider the possibility of an area for open space and come back with a proposal.

Road Review Committee, Road Commissioner, Postal Service, School District, Fire Department and all other Committees will be reviewing the plans.

Public Hearing - recommended that the Board wait until more studies are completed to allow a better idea for lot configuration. Road names to be supplied to Mr. Rheault. Mr. Rheault was informed that two copies of the Hydro Study are to be presented. One for review and one for the files.

Kerry Perkins moved to approve Country Side Estates Sketch Plan as presented. Cindy Allen seconded the motion. Vote was 4 - 0 in favor.

Roland Denby suggested everyone read their Maine Townsman. There were areas that may need to be dealt with concerning contiguous lots in subdivisions and also dealing with roads and the correct procedure for naming them.

**8:30 P.M. PATRYLAK POSTPONED DUE TO ILLNESS**

**8:45 P.M. DONALD JOHNSON MAP 13 LOT 46 ZONE AR**

Mr. Johnson is before the Board due to his being in violation of his Conditional Use Permit. He is appearing before the Board to sell used cars, continue all general repairs on vehicles, do bodywork on vehicles, and have outside storage at his business on Route 5, "Route 5 Small Engine & Auto Repair". Mr. Johnson's Conditional Use Permit issued on August 18, 1987 which only allowed him to have a small engine repair shop with no outside storage and to have only a 2' x 4' sign.

Mr. Johnson has 3 vans on site currently being used for storage. He has plans to remove two of them. This request falls under Section 3.05.03 Item #11. Mr. Johnson was asked how many cars he planned on having for resale. He expected 5 or 6 to be the most. Possibly the Board should place a limit on the number. Mr. Johnson also noted a pile of tin that is not visible from the road. This is hauled away about once a month. Board recommended that a Hazardous Waste Permit be obtained. Telephone numbers were given to Mr. Johnson for Ray Dyer and Pam L'Heureux. Board does not want to see a junk yard. Vans being used for storage are not visible from the road. Waste oil is taken away. Mr Johnson hauls the used parts away himself. Mr. Johnson noted that prior to obtaining a State Permit to sell Used Cars a Permit from the Town is needed.

Kerry Perkins moved to grant a Conditional Use Permit limiting the number of cars to be for sale at any one time to six (6), outside storage in one van (vehicle) as long as it is not visible from the road, metal pile is okay but must be moved at regular intervals and as long as it doesn't become a problem. A Hazardous Waste Permit be obtained and waste be removed on a bi-weekly basis. No unregistrable vehicles be stored on property and the Conditional Use Permit be renewable on an annual basis. The 2' x 4' sign be allowed. Judi Carll seconded the motion. Vote was 4-0-1.

**9:00 P.M. PAT HASKELL MAP 29 LOT 18 ZONE AR**

Mrs. Haskell would like approval for a full dormer on the front of her cottage located on Ossipee Lake. Mrs. Haskell is more than 100 ft. from the water so the "new" State Mandatory Shoreland Zoning law of 30% does not apply.

Kerry Perkins moved to grant the request for an addition of dormer under Section 2.08 as per plans submitted, building to be under 35 ft. in height. Cindy Allen seconded the motion. Vote was 5-0-1.

**9:15 P.M. ROGER BELLEFEUILLE MAP 44 LOT A-411 ZONE R**

Mr. Bellefeuille would like to place a garage on his lot in Lake Arrowhead Estates. He cannot maintain his rear setback of 35 ft. and is requesting the Planning Board to allow him to go within 25 ft. of his rear line. All other setbacks can be met. This request is due to Lake Arrowhead mandating that he place his driveway off Timber Lane instead of New Dam Road.

Kerry Perkins moved to grant a Conditional Use Permit under Section 2.08 with garage to go no closer than 25 ft. to the rear setback, the setbacks to include the eaves, 50 ft. setback from Timber Lane be met. Dwayne Woodsome seconded the motion. Vote was 5-0 in favor.

- VI NEW BUSINESS:**
- VII OLD BUSINESS:**

Dwayne Morin told the Board that C & K Apartments has met the June 1st deadline.

**VIII ADJOURNMENT:**

It was moved and seconded to adjourn at 9:15 p.m.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

*Robert E. Deuby*  
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*Judith Carol*  
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*Cynthia Allen*  
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