

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JULY 10, 1991

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

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

II MINUTES OF PREVIOUS MEETINGS:

April 25, 1991 - May 8, 1991 - June 12, 1991 -
June 27, 1991

Cindy Allen moved to approve April 25, May 8, June 12, & June
27, 1991 minutes as printed. Jon Gale seconded the motion.
Vote was 3 - 0 in favor.

III COMMUNICATION AND BILLS:

1. Memo to Selectmen Re: C & K Apartments Status
2. Letters from CEO to Property Owners in Illegal
Subdivision of Starret Pierce
3. Notice of Violation from CEO to Bob Hindle &
Dave Johnston
4. Notice of Intent to File from SRCC
5. Review of Blear Park Hydro Study from Emery &
Garrett
6. Letter from SMRPC Re: Arterial Highways

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 P.M. ROGER WILCOX
8:00 P.M. BARBARA RAMSDELL
8:15 P.M. JIM WHITE
8:30 P.M. CHERYL COULTON DIONNE
8:45 P.M. JOHN PARKER
9:00 P.M. JAMES G. TOWNS
9:15 P.M. JOHN HUDD
9:30 P.M. RAY KELLET

ROGER WILCOX MAP 13 LOT 79 ZONE AR

Questions asked regarding the nature of the business
regarding oils and possible hazardous wastes. Mr. Wilcox did
not believe that there would be any such materials. Mrs.
Wilcox to run the proposed business by herself at this time.
The board members noted that under the regulations only one
person besides the owner would be allowed. Mr. Wilcox felt
he could meet all the criteria.

Jon Gale moved to accept Mr. Roger Wilcox's request subject to Section 7.03 and the Definition of Home Occupation. Cindy Allen seconded the motion. Vote was 3 - 0 in favor.

8:00 P.M. BARBARA RAMSDELL MAP 32 LOT 29 ZONE AR

Mrs. Ramsdell is requesting permission to extend an existing deck 12 ft. 6 in. with a handicapped ramp. Mrs. Ramsdell's home is located on Johnson Park Road on Little Ossipee Lake. The house is currently 44 ft. 9 in. from the lake. The proposed expansion would not go any closer to the lake and would still maintain a 25 ft. 3 in. setback from her side property line. Mrs. Ramsdell presented a letter from the Doctor noting Mr. Ramsdell's physical condition this was placed on file. Expansion would not exceed 30 %.

Judi Carll moved to allow Barbara Ramsdell to extend the deck and build a handicap ramp providing they go no closer than existing structure to the water and maintain a 25 ft. sideline setback. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

8:15 P.M. JAMES WHITE MAP 1 LOT 27A ZONE AR

Mr. White is requesting permission to build an 8' x 10' pressure treated deck on the front of his house located on the corner of Federal Street and Sand Crossing Road. Mr. White's house appears to have been constructed after March 7, 1977 which would place the existing structure in violation of the Zoning Ordinance. Tax Records show date of construction as 1978 +/-.

Mr. White informed the Board that Sand Crossing Road appeared to have been closed during the date of construction. The Town Planner noted that a recorded right of way is denoted in the Zoning Ordinance so the setbacks should have been met. Dwayne Morin suggested the Board check with Karen Lovell to see if the Board could legally act on the request. Dwayne to contact Karen Lovell and get back in touch with Mr. White. The Board to place Mr. White under Old Business at the next meeting.

8:30 P.M. CHERYL COULTON DIONNE MAP 28 LOT 2 ZONE V

Ms. Dionne is requesting a Conditional Use Permit for the operation of a restaurant on Route 5 currently known as Willie's Pizza. Ms Dionne is interested in purchasing the business and renaming it Ridge Runner Pizza. After checking with Karen Lovell she informed Mr. Morin that a Conditional Use Permit runs with the property. Ms. Dionne was informed that she would need a victualer's license and a liquor

license prior to opening under her ownership. Ms. Dionne explained to the Board that she currently has a restaurant in Wells and intends to promote a Family atmosphere at the Waterboro location. Pizza to be served from counter no waitress service planned, possibly delivery of pizza to surrounding area. Ms. Dionne does not want a hang out she would comply to previous owner's Conditional Use Permit. Ms. Dionne did note that she was aware of the status of foreclosure on the property and was working with the bank to purchase the property. She asked if the business was closed for up to one year what process she would need to follow. Zoning notes after 12 months of non use the Conditional Use Permit would become null and void and Ms. Dionne would need to come before the Planning Board for approval. The Board members did not see that this would be a problem.

Jon Gale moved that the request be granted on points that prior stated Conditions of Conditional Use Permit are abided by. Judi Carll seconded the motion. Vote was 3 - 0 in favor.

8:45 P.M. JOHN PARKER MAP 47 LOT 39 ZONE AR

Mr. Steve Roberts acting as representative for Mr. Parker is requesting permission to enclose an area underneath an existing deck. His house is located on Sherburne Lake. The existing deck is located 79 ft. from the high water mark of Lake Sherburne. This falls under the new Mandatory Shoreland Act in regard to the 30% Rule. The proposed enclosure currently has a cement slab and falls within the 30% rule of expansion. Proposed use of area is for a family room.

Cindy Allen moved to grant Mr. Parker's request to enclose the underneath area of the existing deck utilizing current setbacks of existing structure and that roof of new room meet building code and room not be used as a bedroom. Judi Carll seconded the motion. Vote was 3 - 0 in favor.

9:00 P.M. JAMES G. TOWNS MAP 55 LOT 28 ZONE AR

Mr. Towns is requesting permission to add a 14' x 20' addition to his mobile home located in the Twin Pines Mobile Home Park. The proposed addition will maintain a 30 ft. setback and a 48 ft. frontline setback. Currently the mobile home has a 44 ft. sideline setback and a 35 ft. frontline setback.

Lot 29 has a mobile home located on it, the owner has been approached by Mr. Hanson, owner of the Park and neither has a problem with the proposed addition.

Jon Gale moved to grant Mr. Town's request as presented. Judi Carl seconded the motion. Vote was 3 - 0 in favor.

9:15 P.M. JOHN HUDD MAP 11 LOT 50 ZONE AR

Mr. Hudd is requesting permission to repair an existing deck on his cottage located on Lone Pond. Mr. Hudd is proposing to repair the deck in its original size. Mr. Hudd's camp is located within 100 ft. from the water. Mr. Hudd noted that the stringers are soft he is not sure how much of the existing deck needs replacement.

Judi Carl moved that Mr. Hudd be allowed to repair his deck as long as it maintains the same dimensions as existing structure. Cindy Allen seconded the motion. Vote was 3-0 in favor.

9:30 P.M. RAY KELLET MAP 32 LOT 49 ZONE AR

Mr. Kellet is requesting the Board to adjust the area size of his Conditional Use permit which allowed him to build a 22' x 22' shop and shed. Mr. Kellet would like to change the size to 24' x 24' shop and shed. All conditions would remain the same and he would not change any of the setbacks.

Jon Gale moved to approve the request of Mr. Kellet with the condition that he approach the setback no closer than originally granted. Cindy Allen seconded the motion. Vote was 3-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. CELATA
2. CLIFFORD
3. WATERBORO YOUTH LEAGUE
4. JAMES TAYLOR

CELATA MAP 47 LOT 119 ZONE AR

Dwayne Morin informed the Board that Mr. Celata would like to alter his request for a full foundation to closing in the underneath of the cottage with cement blocks to ground level as the cottage now sits. The Board noted that in the past if the underneath of a cottage is enclosed a septic system upgrading has been required.

Jon Gale moved that Mr. Celata request not be granted unless he abide by the stipulations of previous request being to upgrade the septic system. Judi Carl seconded the motion. Vote was 3-0 in favor.

POLICY FOR SUBDIVISIONS

Dwayne Morin to draft a policy, clear the policy with Karen Lovell and bring it back to the Board.

ELECTION OF OFFICERS

Judi Carll moved to keep the existing officers. Roland Denby seconded the motion. Vote was 3-0 in favor.

Current year officers are as follows:

John Roberts, Chairman
Roland Denby, Vice Chairman
Dwayne Woodsome, Secretary/Treasurer

A Motion to adjourn at 9:23 PM

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John Roberts
Roland E. Denby
Gynthia Allen
Judi Carll