

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD AUGUST 14, 1991

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 PM

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Information from Alfred Planning Board
2. Minutes of ZBA Hearing
3. Letter from Dwayne Morin to Al Pomerleau Re: LA
4. Dwayne's letter of response to S Kasprzak
5. Completed Geologist Report of Blar Park

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 PM WAINO KAIHLANEN MAP 30 LOT 9 ZONE AR
8:15 PM JAMES WILMOT MAP 44 LOT A-379 ZONE R
8:30 PM TOWN OF WATERBORO MAP 4 LOT 47 ZONE AR
8:45 PM EDWARD CHARBONNEAU MAP 20 LOT 10 ZONE V
9:00 PM DAVID BLAIS MAP 43 LOT 926 ZONE R
9:15 PM SUMMER PLACE CONST. MAP 44 LOT A475 ZONE R

8:00 PM WAINO KAIHLANEN MAP 30 LOT 9 ZONE AR

Mr. Kaihlanen is requesting permission to replace his 8' x 15' deck attached to his cottage on Little Ossipee. The deck has rotted out and is in need of removal and replacement.

Judi Carll moved to allow request to replace 8' x 15' deck as currently exists. Dwayne Morin to document by photo the existing deck. Cindy Allen seconded the motion. Vote was 4-0 in favor.

8:15 PM JAMES WILMOT MAP 44 LOT A379 ZONE AR

Mr. Wilmot is requesting permission to place a 10' x 14' deck on his home located on Hunter Road in Lake Arrowhead. Mr. Wilmot's home is currently 35' from the rear setback, the deck would infringe on the rear setback by 10 ft. On March 28, 1991, Andy Cote of Energy Homes, contractor who built Wilmot's home, came before the board for approval to place

the house on the lot. At that time, the board stated that all setbacks have to be met with the exception of the front setback from Hunter Road. At that time Mr. Cote asked if in the future a deck wanted to be added, could this be done. Mr. Cote stated that he was placing a sliding door to the rear. The board suggested to him that this slider be moved because the board felt the deck could not be added. Landscaping discussed. Patio, paved, brick or slate would be acceptable. Board noted that a cement slab could be classified as a structure.

Dwayne Woodsome moved to deny Mr. Wilmot's request noting March 28, 1991 minutes and under Section 3.03. Judi Carll seconded the motion. Vote was 4-0 in favor.

8:30 PM TOWN OF WATERBORO MAP 4 LOT 47 ZONE AR

The Town of Waterboro is requesting a Conditional use Permit for the placement of a Pumping Station for the South Waterboro Water System. The Pump Station will be located approximately 1100 ft. from Old Route 202.

25,000 gallon reserve, gated at entrance road, station to be concrete and steel construction with one door as access.

Roland Denby moved to approve the Town of Waterboro's request for Pump Station under Section 3.06.03, Item #3. Cindy seconded the motion. Vote was 4-0 in favor.

9:15 PM SUMMER PLACE CONSTRUCTION MAP 44 LOT A475 ZONE R

Tony Grant and Cliff Sawyer of Summer Place Construction are requesting a building envelope for this lot located on the corner of Victoria Lane and Lazy Brook Drive in Lake Arrowhead Estates. Mr. Grant is proposing to construct a 24' x 32' cape. In order to accomplish this Mr.. Grant is requesting a 34' rear setback and a 39' front setback. It was noted that the request did not take into consideration steps and eaves. Sales contract indicated a 10' x 10' deck. Contractors insured the board that this was not intended. The Realtor had previously written the request. A deck placed at the rear of the home would not be part of the approval request. Board members questioned the placement of bilco for basement and asked if they had plans for a slider. Contractors would not be placing a slider or a deck at the rear of building.

Cindy Allen moved to grant the request for a building envelope under Section 2.08 and the following setbacks to be utilized, 39 ft. frontyard setback bordering Victoria Lane and 31 ft. rear lot setback bordering lot A476. Roland Denby seconded the motion. Vote was 4-0 in favor.

Contractors asked if the newly created envelope would apply if the owners requested placement of a garage. The Conditional Use Permit would apply for future additions as long as they met the setbacks noted in the permit.

8:45 PM EDWARD CHARBONNEAU MAP 20 LOT 10 ZONE V

Mr. Charbonneau is requesting permission to add a room on the front of his home located on the West Road. The proposed addition would square off the current footprint of the house. The addition would go no closer than the current front and side setbacks of 43 ft. and 14 ft. respectively. Mr. Charbonneau also proposes to change his roof line and add a deck to the rear of the house.

Judi Carll moved to grant the request as long as new addition does not exceed current frontyard setback under Section 2.08. Cindy Allen seconded the motion. Vote was 4-0 in favor.

VII OLD BUSINESS:

1. Jim White
2. Woodland Heights

JAMES WHITE

Mr. White was requesting placement of a deck within 63 ft. of Sand Crossing Road. After researching Sand Crossing Road Dwayne Morin found that the Road was discontinued in 1955. However, in 1974 the town spent money to upgrade the road which technically reopened the road. Mr. White's house was constructed in 1978 and should have been placed 75 ft. from Sand Crossing Road. Mr. Morin recommended that Mr. White set up an appointment with the Selectmen to discuss signing a consent agreement with the Board of Selectmen. Once this is taken care of Mr. White could then apply for a building permit from the CEO for the deck.

Judi Carll moved to accept Dwayne Morin's recommendation to notify Jim White to contact the Board of Selectmen regarding the setback violation. Dwayne Woodsome seconded the motion. Vote was 4-0 i favor.

WOODLAND HEIGHTS

Letter requesting an extension of the bond necessary as part of the Final Approval of the Subdivision. Drown Agency has requested placement on the Board's Agenda. It was also noted that the Final fees have not been received for this subdivision.

Cindy Allen moved that a two month extension be granted after payment of outstanding subdivision fees is remitted in full no later than August 28, 1991. Roland Denby seconded the motion. Vote was 4-0 in favor.

9:00 PM DAVID BLAIS MAP 43 LOT 926 ZONE R

Mr. Blais is requesting permission to install wooden stairs from his house to the water's edge. Mr. Blais's house is located on Ridgeway Circle in Lake Arrowhead. Mr. Blais has approval from Saco River Corridor Commission to install the stairs. However, Mr. Blais is also proposing to place a patio on the lake side of his house which SRCC has not approved. In addition Mr. Blais is proposing to attach an 8' x 10' storage shed to his house. This addition will encroach on his sideline setback by 8 ft.

Mandatory Shoreland would allow the Board to act on this request. House was constructed within the last four years. Mr. Blais noted that he has already constructed the storage shed since he was under the 100 sq. ft. dimension this did not require a building permit.

Judi Carll moved to allow construction of stairs as approved by SRCC Application #15-251 under Mandatory Shoreland Act. Cindy Allen seconded the motion. Vote was 4-0 in favor.

The existing 8' x 10' shed violates the Zoning Ordinance. SRCC gave permission for placement of the shed on three sides of the structure. As long as the shed does not violate the setbacks Mr. Blais could construct the shed without Planning Board Approval.

VI NEW BUSINESS:

1. Policy for Subdivisions
2. Election of Officers

CLIFFORD MAP 47 LOT 118 ZONE AR

Dwayne Morin informed the Board that Mr. Clifford has abandoned the foundation project and in its place is requesting placement of a deck towards the water. The 100 ft. minimum setback can be met but it is unclear with the two pieces of information provided as to the exact measurement from the proposed deck to the sideline.

Cindy Allen moved to table the request until information is provided noting exact dimensions of deck in proximity to the sideline setbacks. Jon Gale seconded the motion. Vote was 3-0 in favor.

WATERBORO YOUTH LEAGUE FRIENDSHIP PARK CONCESSION STAND

Mike Malinky, President of Shaker Valley Little League was present as representative. At the time of previous request for concession stand the committee was not ready for water and lights in the stand. Things progressed at a different pace than expected and they now would like to have power and water in the building that the board previously approved. Gray water will be going into an RV holding tank that will be pumped as needed.

Judi Carl moved to grant request to install electricity and water to the concession stand, previously approved by the board. Jon Gale seconded the motion.

JAMES TAYLOR TWIN PINES TRAILER PARK

The Board granted approval for an addition to the trailer owned by Mr. Taylor. Mr. Taylor did not pick up his permit within the required 6 month time frame and is requesting an extension be granted to allow construction of the approved addition.

Judi Carl moved to grant an extension of the Conditional Use Permit issued to Mr. James Taylor. Cindy Allen seconded the motion. Vote was 3-0 in favor.

VIII ADJOURNMENT:

It was moved and seconded to adjourn at 9:38 p.m.

Respectfully submitted,

Dwayne Woodsome

Roband E. Danby
Judith Clare
[Signature]