

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 11, 1991

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:15 PM

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Notice from ZBA Re: Variance Hearing

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 P.M. MARK LEVESQUE MAP 47 LOT 1A ZONE AR

8:15 P.M. ANDY COTE/ENERGY HOMES MAP 46 LOT 2038 ZONE R

8:30 P.M. ANDY COTE/ENERGY HOMES MAP 45 LOT 1729 ZONE R

8:45 P.M. JOHN HEWES MAP 31 LOT 9 ZONE AR

9:00 P.M. STEVE ROBERTS MAP 47 LOT 39 ZONE AR

8:00 P.M. MARK LEVESQUE MAP 47 LOT 1A ZONE AR

Mr. Levesque was not present but had a representative present with Mrs. Levesque. Mr. Levesque would like to construct a 32' x 32' cape style home with a deck on a lot in Lake Sherburne Subdivision. Mr. Levesque is requesting use of 20 ft. sideline setbacks in place of the required 35 ft. sideline setback. The Board members noted that the side entrance as shown on the plan could be moved to the rear in order to meet the 20 ft. sideline requested. Mrs. Levesque and Mr. Levesque's representative were in agreement of this change.

Roland Denby moved to approve Mark Levesque request using a minimum frontyard setback of 75 ft., a minimum rear setback of 35 ft. and sideline setbacks bordering lots 15A and 2A of 20 ft. under Section 2.08 and 4.02 of the Waterboro Zoning Ordinance. Cindy Allen seconded the motion. Vote was 3-0 in favor.

8:15 P.M. ANDY COTE/ENERGY HOMES MAP 46 LOT 2038 ZONE R

Mr. Cote is requesting permission to place a 24' x 32' home on a lot in Lake Arrowhead. Mr. Cote is requesting approximately 3 ft. sideline setback reduction.

Roland Denby moved to approve request of Andy Cote utilizing a minimum frontyard setback of 50 ft. from Old Portland Road lot line, a minimum rear setback of 35 ft. and sideline setback from each side of 33 ft. under Section 2.08 and 4.02 of the Zoning Ordinance. Judi Carll seconded the motion. Vote was 3-0 in favor.

8:30 P.M. ANDY COTE/ENERGY HOMES MAP 45 LOT 1729 ZONE R

Mr. Cote is requesting a building envelope for a 24' x 32' home in Lake Arrowhead. Mr. Cote is requesting placement of the house utilizing 31 ft. sideline setbacks.

Roland Denby moved to approve Mr. Cote's request utilizing a minimum frontyard setback of 50 ft., a minimum rear setback of 35 ft., and minimum sideline setbacks of 31 ft. each side under Section 2.08 and 4.02 of the Zoning Ordinance. Cindy Allen seconded the motion. Vote was 3-0 in favor.

8:45 P.M. JOHN HEWES MAP 31 LOT 9 ZONE AR

Mr. Hewes is requesting permission to remodel his existing cottage and convert from seasonal to year round use. The cottage currently sets approximately 57 ft. from the high water mark of Lake Ossipee. Mr. Hewes proposes an addition of two bedrooms by adding a dormer to the rear roof line of the cottage and a sun room to the side utilizing an existing foundation. Total expansion does not exceed the New Shoreland Zoning 30% Rule. Mr. Hewes is awaiting a new septic design from his Site Evaluator.

Roland Denby moved to approve Mr. Hewes request for addition to present building as proposed plan indicates for Map 31, Lot 9, none of the new construction to go closer than 57 ft. to Ossipee Lake under Section 2.08, 4.02 and Mandatory Shoreland Act, septic system must meet State Regulations for conversion from seasonal to year round. Cindy Allen seconded the motion. Vote was 3-0 in favor.

9:00 P.M. STEVE ROBERTS MAP 47 LOT 39 ZONE AR

Mr. Roberts is back before the board with a new request for a previously approved Conditional Use Permit. The home owner would like to enclose the upper portion of the deck rather than enclose the underneath portion as was previously approved.

Roland Denby moved to rescind the previously approved enclosure of underneath the deck. Judi Carll seconded the motion. Vote was 3-0 in favor.

Judi Carll moved to grant the request to enclose the upper deck as long as he goes no closer to the water than existing building according to plans presented under Section 2.08 and 4.02 of the Zoning Ordinance.

Discussion: Chairman noted to Mr. Roberts that the drip edge could go no closer than current deck. However, if the drip edge were an inch over it would not be a problem.

Vote was 3-0 in favor.

VI NEW BUSINESS:

Dwayne Morin informed the Board members that a boundary survey has been completed for the Starret Pierce lot. Within a reasonable time period several of the illegally subdivided lots should be applying to come before the Board.

VII OLD BUSINESS:

VIII ADJOURNMENT:

A motion to adjourn was made and seconded. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer


