

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD NOVEMBER 13, 1991

**MEETING CALLED TO ORDER BY ACTING CHAIRMAN, DWAYNE WOODSOME
AT 8:04 PM**

Mr. Thornton has a request of the board. Request that Mr. Thornton be notified by the secretary of any meetings on or pertaining to the Starrett Pierce property and that the Planning Board furnish copies of correspondence of copies between Mr. Emery and the Town.

Jon Gale asked if the request was reasonable. Suggested the expense be borne by the person asking for the information.

Jon Gale moved that Mr. Thornton's request be granted and that copy cost be borne by Mr. Thornton. Judi Carll seconded the motion. Vote was 3-0 in favor.

I ROLLCALL: Present were Jon Gale, Cindy Allen, Dwayne Woodsome, Judi Carll and arriving later was Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS:
October 24, 1991

III COMMUNICATION AND BILLS:

1. Letter from C. M. Thornton Re: White Subdivision
2. Post card fro 1992 Maine Planning & Land Use Laws
3. Memo from Selectmen Re: 1992 Budget
4. Letter from Emery Engineering Assoc. Re: Pierce Properties
5. Book from National Trust for Historic Preservation

IV REPORT OF OFFICERS: No report at this time.

V APPOINTMENTS:

7:45 PM MACKENZIE
8:00 PM TIM GREATON LOT 1387
8:15 PM GLORIA STEPHENSON
8:30 PM COLIN CANNING

7:45 PM WILLIAM MACKENZIE MAP 30 LOT 5 ZONE AR

Mr. MacKenzie is seeking permission to build a pitched roof on his flat roof garage located off Route 5 on Ossipee Lake. Due to the leaking of the flat roof, they would like permission to build a pitched roof. The proposed roof is a 12/5 pitched roof placed directly on the flat roof. Although the garage is located in the shoreland zone and the 30% rule applies, the proposed construction will not increase the garage by 30%. Mr. MacKenzie noted that there were no plans for storage above the garage. Mr. MacKenzie would need to match the overhang of new roof with the existing to maintain the same footprint.

Jon Gale moved to grant Mr. MacKenzie's request under Section 2.08, 7.01 and 9.03. Cindy Allen seconded the motion. Vote was 4-0 in favor.

John Roberts arrived and Dwayne Woodsome turned the meeting over to the Chairman.

8:00 PM LANCE ROY MAP 45 LOT 1387 ZONE R

Tim Greaton and Lance Roy were present and are requesting to build a 28' x 40' cape on a lake front lot on North Circle in Lake Arrowhead. In order to build this house, Mr. Roy is requesting reduction's in the shoreland setback, sideline setback and front yard setback. Mr. Roy's setbacks requests are 58', 20' and 25' respectively. Mr. Roy has received Saco River Corridor permission to construct this house.

Dwayne Morin suggested that the Planning Board limit the size of the home. Discussion followed with Mr. Roy, Mr. Greaton and the property owners regarding possible solutions.

Jon Gale moved that request be granted with the right sideline setback of 35 ft. be met, that the structure go no closer than 58 ft. to high water mark, and the frontyard setback be no closer than 25 ft. and the left sideline setback of 35 ft. be met under Section 2.08. Cindy Allen seconded the motion. Vote was 4-0 in favor.

8:15 PM GLORIA STEPHENSON MAP 49 LOT 11G ZONE AR

Mrs. Stephenson is requesting permission to have a home occupation in her home on Oak Lane in East Waterboro. Currently Mrs. Stephenson owns the Blueberry Basket on Route 202/4 in the Janson Realty building in East Waterboro.

She would like to move this business into her home on Oak Lane. She is proposing to have a catalog sales order business as well as crafts for walk in sale. She is proposing to use a 12' x 15' section of her home for the business which equates to 8% of her home for the home occupation. Picture on file as to the parking space available.

Cindy Allen moved to grant Home Occupation Conditional Use Permit under 7.04 Home Occupation 25%. Judi Carll seconded the motion. Vote was 4-0 in favor.

8:30 PM COLIN CANNING MAP 28 LOT 51 ZONE AR

Mr. Canning is requesting permission to install a 4,000 gallon steel septage tank on his property on the Townhouse Road in Waterboro Center. Mr. Canning has received permission from the DEP to install this storage tank on his property. Under the town's ordinance, this tank cannot be located within 500 ft. of any residence, camp or water body and has to be appropriately screened. According to the DEP order, Mr. Canning will be within 175 ft. from a neighbor's residence and 200 ft. from a neighboring well. This neighbor has stated he has no objection to the tank location. Karen Lovell has informed Dwayne Morin that this appears to be a two step process. The Planning Board can grant approval contingent on Zoning Board of Appeals review and approval.

Judi Carll moved approval under Section 3.06.03 Section #9 pending approval of Zoning Board of Appeals and meeting all requirements stated in DEP order and analysis results from monitor wells be sent to the town. Cindy Allen seconded the motion. Vote was 4-0 in favor.

8:45 PM FRED POWERS MAP 13 LOT 57-3 ZONE AR

Fred Powers is requesting permission to have a home occupation in his home located on Route 5 in North Waterboro. Mr. Powers would like to buff and wax car's in his garage. He has stated that this will be an odd job type of work and he will never have more than 2 cars at a time to work on.

Jon Gale moved to grant Home Occupation Conditional Use Permit, limiting the number of cars to no more than 3 customer cars at any one time. Cindy Allen seconded the motion. Vote was 4-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

Dwayne Morin will try to piece the Pierce lots surveys together by next Thursday night and will also check with Karen Lovell.

VIII ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 9:25 P.M.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

Judith Corell

