

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING - WATERBORO PLANNING BOARD JANUARY 8, 1992

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

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

II MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved to approve December 19, 1991 minutes. Judi Carll seconded the motion. Vote was 3-0 in favor.

Roland Denby moved to approve December 11, 1991 minutes. Judi Carll seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

John Roberts noted having received a notice from SMRPC with information on services provided and fee structure. Due to state cuts SMRPC will now be charging for services that were previously covered by the state.

IV REPORT OF OFFICERS: Dwayne Woodsome reported that the Planning Board has a balance of \$18,449.68 in their account.

V APPOINTMENTS:

8:00 PM JOE TRAMONTANA MAP 24 LOT 24 ZONE AR
8:15 PM LAINE CHASE (POSTPONED)
8:30 PM JAY JAROSZ MAP 6 LOTS 9 & 10 ZONE AR
9:00 PM MALCOLM GALE MAP 28 LOT 46 ZONE AR

APPOINTMENTS WERE TAKEN IN THE FOLLOWING ORDER DUE TO TIMING

9:00 PM MALCOLM GALE MAP 28 LOT 46 ZONE AR

Tadd Redway was present with Mr. Gale to present his request for expansion of two cottages and change in use. One building to be used as a residence and the second to be used for seasonal rental. The proposed expansions do not infringe on setbacks as noted on file. Approximate size of lot is 14,000 sq. ft. Relocating well and proposed septic system is for both units.

Roland Denby moved to approve the request under Section 2.08 and 4.02, provided all setbacks remain the same and buildings do not go closer to the lake or the right-of-way, HHE 200 must meet accepted standards.

Cindy Allen seconded the motion. Vote was 3-0 in favor.

8:00 PM JOE TRAMONTANA MAP 24 LOT 24 ZONE AR

Bill Speed was present with Mrs. Tramontana. Mr. Speed noted the size of the structure should be 34' x 24'. Proposed year round residence. This is a substandard lot located on Middle Branch Pond. In order to place this house on the lot, Mr. Tramontana will need setback relief from the sideline and frontyard setback, Mr. Tramontana's plot plan depicts setbacks of 21'9" and 21'6" from left and right sideline setbacks and a 28 ft. frontyard setback. Mr. Tramontana will meet the 100 ft. shoreline setback.

Roland Denby moved and Cindy Allen seconded a motion to approve request and that the right and left sideline setbacks be 20 ft. and the frontyard setback be 27 ft. under Section 2.08 and 4.02 and shoreland setback of 100 ft. to be met.

The Board discussed the importance of having a surveyor set pins for location of the foundation in order to maintain the above noted setbacks. Vote was 3-0 in favor of the motion.

8:30 PM JAY JAROSZ MAP 6 LOTS 9&10 ZONE AR

Mr. Jarosz presented a sketch plan approval for a three lot subdivision located off the New Road and adjacent to Middle Branch Pond. Mr. Jarosz presented the plan with the frontage off from the right-of-way. This is for lot #9 only. There is a cottage on one of the three parcels. The cottage would have to be a primary residence to be omitted from the subdivision process.

Judi Carll moved and Cindy Allen seconded a motion to accept the Sketch Plan of Middle Branch Estates. The vote was 4-0 in favor of the motion.

Judi Carll moved and Cindy Allen seconded a motion to waive items #12 and #13 as requested by Mr. Jarosz. Vote was 4-0 in favor.

Cindy Allen moved and Roland Denby seconded to waive #14 as requested. Vote was 3-0-1 in favor.

Judi Carll moved and Cindy Allen seconded to waive #15 as requested. Vote was 3-0-1 in favor.

Cindy Allen moved and Dwayne Woodsome seconded to waive #18 as requested. Vote was 4-0 in favor.

Possible note on plan stating that before the New Road is proposed for acceptance by the Town it must be improved to meet Road Spec's by developer.

Judi Carll moved and Roland Denby seconded to require a Hydro Impact Statement to include Erosion and Sedimentation Plan. Vote was 4-0 in favor.

VI NEW BUSINESS:

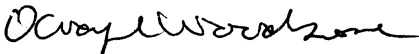
VII OLD BUSINESS:

The Board members signed the milar and copies of previously accepted subdivision plans of Dorothy Stetson White and Ivory, Regina and Mark Libby.

VIII ADJOURNMENT:

It was moved and seconded to adjourn at 9:32 p.m.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer

