

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 12, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:45 PM

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

II MINUTES OF PREVIOUS MEETINGS: January 8, 1992
Dwayne Woodsome moved and Cindy Allen seconded a motion to accept January 8, 1992 minutes as printed.

III COMMUNICATION AND BILLS:
1. Maine Business Indicators Newsletter
2. DEP Memo Re: Extension of Shoreland Zoning Deadline

IV APPOINTMENTS:

8:00 P.M. DENNIS LATOURNEAU MAP 32 LOT 63 ZONE AR
8:15 P.M. WILLIS WENTZELL MAP 7 LOT 76 DEER ACRES
8:30 P.M. MR. SNIDER MAP 17 LOT 9A ZONE F&A
8:45 P.M. MR. COLLARD (POSTPONED)
9:00 P.M. MICHAEL ELMORE MAP 52 LOT 17 ZONE AR

8:00 P.M. DENNIS LETOURNEAU MAP 32 LOT 63 ZONE AR

Mr. Letourneau is requesting permission to install a foundation underneath his existing cottage. A Permit By Rule application was forwarded to ME DEP 12/26/91 and the returned yellow copy is in the file. Mr. Letourneau has no intention of going closer to the high water mark of Ossipee Lake. He is not requesting any expansion at this time therefore, the 30% Rule does not apply.

Cindy Allen moved to grant Mr. Letourneau's request to place a foundation under the existing cottage under Section 2.08, 4.02 and 9.02, erosion control measures be placed between the project and the water, elevation to be marked prior to the project starting, septic system okayed for year round use or replaced within two years from date of issue of permits, pictures to be taken and provided to CEO prior to issuance of Building Permit. Contractor to mark existing elevation of cottage. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

8:15 P.M. WILLIS WENTZELL MAP 7 LOT 76 DEER ACRES

Mr. Wentzell is requesting a change to the notes on the subdivision regarding underground power. Due to high installation cost for underground power Mr. Wentzell would like to change the note to above ground service. Nothing in Town Ordinances or Regulations require underground power.

Roland moved to grant Mr. Wentzell's request, Mr. Wentzell to provide the affidavit for Planning Board signature and pay the recording fees. Judi Carll seconded the motion. Vote was 5-0-0 in favor.

8:30 P.M. MR. SNIDER MAP 17 LOT 9A ZONE F&A ZONE

Mr. Snider is requesting permission to construct an attached garage to the side of his home. Thirty-five ft. setback to be maintained. Karen Lovell forwarded information regarding this project due to the discrepancy in the written F&A Section and the chart. Saco River Corridor Approval on file Mr. Snider will maintain 100 ft. setback from water. Addition would go no closer to front property line than current structure.

Dwayne Woodsome moved to approve addition of garage as per plans submitted, Saco River Corridor Commission recommendations be met and 35 ft. sideline setback to be met. Jon Gale seconded the motion. Vote was 5-0-0 in favor.

8:45 P.M. MR. COLLARD MAP 29 LOT 11 ZONE AR

Mr. Collard was notified by DEP that his Permit By Rule was not acceptable, he would need to file long form. Mr. Collard requested placement on the Planning Board Agenda at a later time in the year after receiving approval from DEP.

9:00 P.M. MICHAEL & WINONA ELMORE MAP 52 LOT 17 ZONE AR

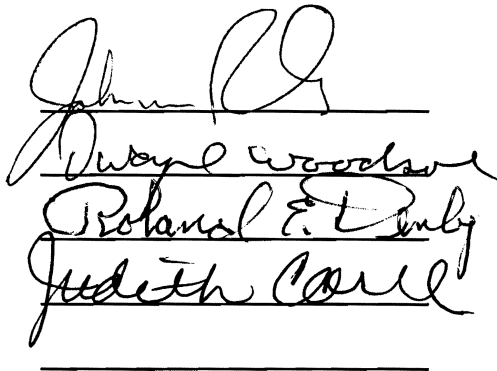
Michael & Winona Elmore are requesting a home occupation for a proposed craft shop to be operated within their home in Beaver Ridge Subdivision. This is the Section in Zoning that does not deal with home occupations. Floor plan of home presented and on file noted area for use with home occupation.

Roland Denby moved to approve request and all precautions be taken with various solvents if used, proper disposal Section 4.02 be properly adhered to. Jon Gale seconded the motion. Vote was 5-0-0 in favor.

It was moved and seconded to adjourn at 9:10 P.M.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer


John [unclear]
Dwayne Woodsome
Roland E. Denby
Judith Correll