

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

**REGULAR MEETING WATERBORO PLANNING BOARD MARCH 11, 1992**

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

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

**II MINUTES OF PREVIOUS MEETINGS:**

**III COMMUNICATION AND BILLS:**

1. Notice of Public Hearing, ZBA

**IV APPOINTMENTS:**

8:00 PM Dick Collard Map 29 Lot 11 Zone AR  
8:15 PM Charles Pierce Map 6 Lot 16 Zone F&A  
8:30 PM Carl Pendleton Map 34 Lot 23 Zone AR  
8:45 PM Tony Grant Map 43 Lot 849 Zone R  
9:00 PM Louis Bureau Map 13 Lot 53 Zone AR

**8:00 PM DICK COLLARD MAP 29 LOT 11 ZONE AR**

Mr. Collard is requesting permission to place riprap along the shore of his property. Mr. Collard presented the approved DEP plan for this project. DEP denied his application to resurface the existing retaining wall. Mr. Collard supplied the Board with a letter from DEP with the necessary criteria that must be met. With the information given and placed on file it was determined that Mr. Collard did not require any permits from the Planning Board for this project. Mr. Collard asked about a 10' x 10' shed. The Planning Board noted that if the shed was under 100 sq. ft. a building permit would not be necessary. The shed would need to be 100 ft. minimum from the shoreline.

Roland Denby moved to refund the \$25.00 fee paid for the Planning Board appointment. Jon Gale seconded the motion. Vote was 5-0 in favor. Please forward check to Mr. Collard at 142 Loudon Road, Saco, ME 04072.

**8:15 PM CHARLES PIERCE MAP 6 LOT 16 F&A ZONE**

Charles Pierce was present with his surveyor, William Pierce to present the four lot subdivision. This is an interesting site. Dwayne Morin noted the area's he had highlighted that were of concern.

1. The culvert from Middle Road crosses at the proposed location of the Right-of-way to the rear portion of the project.
2. The right-of-way is in a noted forested wetland.
3. Some setbacks noted on the plan were incorrect for the F & A zone.

It is unclear who at the State level would handle the wetland filling proposed. A Note on the plan was discussed to handle erosion control. A letter from DEP and Army Corp Engineers was requested.

A Site Walk was scheduled for April 4, 1992 at 2:00 p.m. Board members to meet at the Town Hall. A reminder to the members of Board and Road Review Committee members.

Dwayne Woodsome moved to accept Sketch Plan of Charles Pierce with favorable Site Walk results. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

**8:30 P.M. CARL PENDLETON MAP 34 LOT 23 ZONE AR**

Mr. Pendleton is requesting permission to replace existing decking and stairs. Some of the existing stairs are currently on rocks or blocks, sonar tubes to be set in there place.

Also requested placement of a foundation under existing cottage but has not acquired the permits from DEP. The Board members noted that a foundation should not be a problem and informed Mr. Pendleton that he could not raise or lower the sill by more than 3 ft.

Jon Gale moved to grant permission to replace decking and stairs as per specifications presented under Section 9.03 and Mr. Pendleton adhere to all Erosion Control Procedures. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

Upon receiving DEP approval and presentation of plans for foundation Mr. Pendleton to be placed under Old Business.

**8:45 P.M. TONY GRANT/CLIFF SAWYER MAP 43 LOT 895 ZONE R**

Mr. Grant is requesting a building envelope for this lot in the Lake Arrowhead development. A Conditional Use Permit was previously issued, the owner did not start construction within 6 months therefore the Conditional Use Permit is null and void. A plot plan was presented with new dimensions noted.

Roland Denby moved to grant request using 19 ft. sideline setbacks and a 46 ft. front yard setback from Sunset Circle, other setbacks can be met, contractor to provide sales agreement. Dwayne Woodsome seconded the motion. Vote was 5-0-0 in favor.

**9:00 P.M. LOUIS BUREAU MAP 13 LOT 53 ZONE AR**

Mr. Bureau is requesting information to place a roller skating arena on land to be purchased that abuts his property. The Zoning Ordinance does not specifically address this type of use and the CEO has referred him to the Board for an informational meeting.

Approximate dimensions would be 80' x 200'. AR Zone does not specifically address this use. Possibly go to Town Meeting to have this use added as a Conditional Use in the AR Zone. General discussion on costs, studies necessary. Mr. Bureau noted that he was working with a Business Planner.


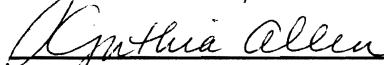
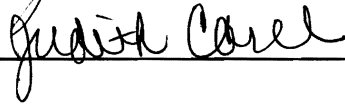
**V OLD BUSINESS:**

**VI NEW BUSINESS:**

Meeting Adjourned at 10:03 P.M.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
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