

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 10, 1992

MEETING CALLED TO ORDER AT 8:00 P.M. BY CHAIRMAN, JOHN ROBERTS.

- I ROLLCALL:** Present were Kerry Perkins, Cindy Allen, Judi Carll, Jon Gale and John Roberts, Chairman.
- II MINUTES OF PREVIOUS MEETINGS:** March 26, 1992, April 8, 1992, May 13, 1992
- III COMMUNICATION AND BILLS:**
1. Notice of Hearing ZBA
 2. Notice of Intent to File with SRCC
 3. Information Re: 1992 Annual Environmental Conference
 4. Information on Implementing Comprehensive Plans
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**

8:00 P.M. LINDA BOYD MAP 4 LOT 40B ZONE AR
8:15 P.M. ROBERT STIMPSON MAY 11 LOT 64 ZONE AR
8:30 P.M. ROGER DROUIN MAP 45 LOT 1773 ZONE R
8:45 P.M. DAVE ROUBO MAP 47 LOT 208 ZONE AR
9:00 P.M. JOHN PARKER MAP 47 LOT 39 ZONE AR

8:00 P.M. LINDA BOYD MAP 4 LOT 40B ZONE AR

Tim Allen and Linda Boyd are requesting permission to construct a 30' x 60' garage to store and work on logging equipment, boats and snowmobiles. The property is currently under contract from Joseph Guimond. There are approximately 43 acres, the sole use on this property being a mobile home. This is a conditional use in the AR Zone and therefore requires Planning Board Review. Mr. Allen noted that he is planning on a wood constuction with vinyl siding. Mr. Allen also noted that he intends to maintain his own vehicles.

Cindy Allen moved to grant Mr. Tim Allen's request under Section 3.06.03 Item #15, as proposed and maintain a minimum of 100 ft. from wetland and be allowed to perform general maintenance on his own vehicles. Jon Gale seconded the motion. Vote was 3-0-0 in favor.

8:30 P.M. ROBERT STIMPSON MAP 11 LOT 64 ZONE AR

Mr. Stimpson's cottage was destroyed by fire the first of 1992. Mr. Stimpson's cottage was 17' x 32'. Mr. Stimpson is requesting permission to replace the cottage with a structure 24' x 32' and place a foundation under the structure moving the new structure approximately 19 ft. further away from Lone Pond. This falls under the 30% expansion rule.

Jon Gale moved to grant Robert Stimpson request to place a 24' x 32' structure in the new location using a minimum of 52 ft. from the normal high water mark, 16 ft. to the left sideline, the right sideline setback of 35 ft. to be met and utilize a 23 ft. front lot line setback bordering the Right-of-way. Erosion and Sedimentation Control Measures to be used during construction until disturbed soil can be stabilized. Approval granted under section 9.03. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

8:30 P.M. ROGER DROUIN MAP 45 LOT 1773 ZONE R

Mr. Drouin owns a corner lot in the Lake Arrowhead Subdivision and is requesting a building envelope for a single story 24' x 36' home. The property is located on the corner of Fairview Drive and Spring Lake Drive. The lot is 100 ft. by 150 ft. in dimension. Mr. Drouin is requesting a 25 ft. sideline setback and a 47 ft. front yard setback from Spring Lake Drive.

Judi Carll moved to grant a 47 ft. front yard setback from Spring Lake Drive and an 18 ft. rear lot line setback bordering lot 1774. Kerry Perkins seconded the motion. Vote was 4-0-0 in favor.

8:45 P.M. DAVE ROUBO MAP 47 LOT 208 ZONE AR

Mr. Roubo has purchased a lot in the Lake Sherburne Subdivision. A previously issued Conditional Use Permit has expired allowing placement of a home using 23 ft. sideline setbacks. Mr. Roubo's proposal would maintain those sideline setbacks. The Picard's were issued the Conditional Use Permit however the sales contract on the property expired and the new purchaser's are before the Board.

Kerry Perkins moved to renew the Conditional Use Permit using the same conditions. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

VI OLD BUSINESS:

JOE TRAMONTANA - Mr. Tramontana has had a survey done of his property located on Middle Branch Pond to place his foundation for his home that the Board previously approved. Once the survey was complete it appears that Mr. Tramontana would not be able to meet the Planning Board approved building envelope.

Jon Gale moved the Mr. Tramontana go no closer than 10 ft. to the front property line, no closer than 20 ft. to the left sideline and no closer than 17 ft. to the right sideline, no portion of the structure go closer than 100 ft. to the high water line of Middle Branch Pond. Erosion and Sedimentation Control measures be adhered to. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

9:00 P.M. JOHN PARKER MAP 47 LOT 39 ZONE AR

Steve Roberts acting as Mr. Parker's representative was present. The request is to allow construction of a single story garage 24' x 22' to be placed approximately 5 ft. from the front property line.

Judi Carll moved to grant Mr. Parker's request to construct a garage using a 10 ft. front yard setback and 10 ft. from the sideline, all setback measurements to include the eaves. Jon Gale seconded the motion. Vote was 4-0-0 in favor.

IVORY, REGINA AND MARK LIBBY SUBDIVISION

Mark Libby has requested permission to construct a new home on his lot. During subdivision review Mr. Libby mentioned his desire to build a new home and use the existing home as a garage. A response is requested from the Building Office.

Cindy Allen moved to notify CEO that Mr. Libby has six months after the date of issuance of Occupancy Permit to convert his existing house to a garage by stripping out the interior and all plumbing. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

Cindy Allen moved to approve the March 26, April 8, and May 13, 1992 minutes. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

Kerry Perkins moved to grant Dennis Letourneau a 30 day extension on his Conditional Use Permit. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

John R

Cynthia Allen

Judith Curre

John R

