

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 25, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:24 PM

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

II MINUTES OF PREVIOUS MEETINGS:
Cindy Allen moved to approve June 10, 1992 minutes
Jon Gale seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. ZBA Notice of Decision
2. SRCC Notice of Intent to File
3. SMRPC Re: Route 202 Corridor Study Committee

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 PM BILL SPEED MAP 13 LOT 13 SKETCH PLAN
8:30 PM MR. CASSINO MAP 38 LOT 18 ZONE AR
9:00 PM DICK GREGOIRE MAP 37 LOT 20 ZONE AR

8:00 PM BILL SPEED MAP 13 LOT 13 F&A SKETCH PLAN REVIEW

Bill Speed present with property owner. Proposed name of the four lot subdivision is Old Mill Grove. One lot has been cut out and sold. The person owning that lot is currently residing in Florida and has no immediate plans to build. Each lot has approximately 350 ft. of frontage on Thyng's Mill Road.

The surveyor has found that approximately one mile from Limerick Town Line and one mile from the Waterboro Town line has been discontinued in the 1930's to 1940's. The remaining appears to have been abandoned.

Mr. Speed requested separate driveway entrances since each lot has approximately 350 ft. of frontage and the lots are five acres in size.

Jon Gale moved to approve the Sketch Plan of Old Mill Grove as presented. Judi Carll seconded the motion. Vote was 3-0 in favor.

Mr. Speed also requested permission to use five ft. contours instead of two ft. as required by Subdivision Regulations. Also requested was a waiver of a full blown hydrogeologic study. Mr. Speed requested in its place an Impact Statement.

Jon Gale moved to allow the developers to present the plans using five ft. contours. Cindy Allen seconded the motion. Vote was 3-0 in favor.

Jon Gale moved to require an Impact Study rather than a full blown hydrogeologic study. Cindy Allen seconded the motion. Vote was 3-0 in favor.

Mr. Speed also noted that the current owners have an option to purchase the property directly across from this lot. Separate driveway entrances would be acceptable. Ledge outcroppings must be noted on the preliminary plan.

Site Walk was scheduled for July 8th at 7:00 p.m.. Mr. Speed will meet the Board members on site.

Public Hearing to be scheduled once the entire survey has been completed.

9:00 PM DICK GREGOIRE MAP 38 LOT 20 ZONE AR

Mr. Gregoire is requesting permission to replace an existing rotten deck. The dimensions of the existing deck are 14' x 16' the proposed replacement deck will be 14' x 14'. Judy Carll moved to approve the request for replacement as presented to go no closer to the high water mark than the existing deck and not to expand on the existing footprint. Cindy Allen seconded the motion. Vote was 3-0 in favor. Approved under Section 9.03.

Mr. Gregoire asked if he could start tearing the old deck off. The Board did not see a problem with his starting.

8:30 PM ALBERT CASSINO MAP 38 LOT 18 ZONE AR

Mr. Cassino received Conditional Use Approval in 1990 and since construction did not start within six months this permit expired. Mr. Cassino would like a renewal of this permit.

Judi Carll moved to reapprove the foundation under the cottage with the same conditions as the previously issued Conditional Use Permit on file. Jon Gale seconded the motion. Vote was 3-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. Joe Tramontana
2. Shoreland Zoning

Mr. Tramontana's project was presented by Bill Speed. The survey that was completed after the first approval for construction by the Board showed that the conditions requested by the Board could not be met. Mr. Tramontana notified the Board and at the June 10, 1992 meeting a new building envelope was created. Unfortunately the envelope did not allow placement of a septic system. A new site plan was presented and after lengthy discussion the Board voted the following:

Cindy Allen moved to allow Mr. Tramontana to construct his home no closer than 85 ft. to the high water line of Middle Branch Pond and to utilize 15 ft. sideline setbacks and a 10 ft. frontyard setback from his front property line. This approval to supersede all previous approvals. Jon Gale seconded the motion. vote was 3-0 in favor.

Shoreland Zoning - Dwayne Morin notified the Board that by tabling the Shoreland Zoning because there did not appear to be enough participation from the citizen's of Waterboro they had failed to meet the State's deadline of updating the Shoreland Zoning. There are several towns that have done virtually the same. The current zoning has been forwarded to the State for review. We are awaiting a response.

Dwayne Morin also noted to those present of the upcoming Special Town Meeting scheduled for July 7, 1992 at 7:00 p.m. regarding issues dealing with the water system.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

John P. B.
Jon Gale
[Signature]
Dwayne Woodsome