

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JULY 8, 1992

MEETING WAS NOT CALLED TO ORDER DUE TO ONLY THREE PLANNING BOARD MEMBERS BEING PRESENT.

I ROLLCALL: Present were Kerry Perkins, Cindy Allen and Judi Carll. Cindy, Judi and Dwayne Morin were present at a Site Walk at 7:00 p.m.

II COMMUNICATIONS AND BILLS:

III REPORT OF OFFICERS:

IV APPOINTMENTS:

At 8:15 p.m. the Board members present decided to review the appointments scheduled for the evening and make a recommendation to the other board members and a vote to be rendered at the July 23, 1992 meeting.

8:00 p.m. Larry Gatewood Map 46 Lot 2135 Zone AR

The Board suggested the following for a building envelope for this corner lot in Lake Arrowhead subdivision. Mr. Gatewood to check the suggestion out to see if this is workable with the topography of this lot.

Frontyard setback of 38 ft. from the front line bordering Indian Lane. Mr. Gatewood could turn the steps toward the drive to help in minimizing the encroachment towards the line this would allow Mr. Gatewood to maintain the 35 ft. rear setback. All other setbacks could then be met. Mr. Gatewood will be at the July 23, 1992 meeting at 7:00 p.m.

8:15 p.m. Michael Sweder Map 28 Lot 20 Zone AR

Mrs. Sweder was present, she informed the members present that the footprint of her cottage would not change. She believed that the project did not require a building permit since she considered the project to be maintenance. The porch screens are being replaced by combination windows to keep the weather from doing future damage to the structure. Those present did not believe this required their attention or approval from the Board. Letter to verify decision of the Code Enforcement Officer. Mrs. Sweder would not have to be present at the July 23, 1992 unless notified otherwise.

8:30 p.m. Roger Lamontagne Map 45 Lot 1381 Zone AR

Proposal to place a stairway to the water. DEP approval not necessary since the soil would not be disturbed. Due to the slope of the land this would be a necessary means by which the owners could access the shore. Those present felt this was a straight forward proposal and believed they would not need to be present for the July 23, 1992 meeting. Those present suggested this pass at that meeting.

8:45 p.m. Lynwood Burnham Map 36³³ Lot 2³⁶ Zone AR

Mr. Burnham would like to build a garage, free standing, on his lot within 100 ft. from Lake Ossipee. Those present explained that they could only allow a 30% expansion and the garage would have to be attached to the existing structure in order for the Board to act. After much discussion the Board suggested a single story 16' x 20' garage with an attached platform of 3' x 6' to existing cottage. This would not exceed the 30% Rule and should be acceptable. Mr. Burnham is scheduled for 7:15 p.m. on July 23, 1992.

9:00 p.m. Doug Pilon Sketch Plan for Subdivision

Mr. Pilon will return on July 23, 1992 at 7:30 p.m.

Bill Speed was scheduled under Old Business to request a 75 ft. setback from Middle Branch Pond in place of the approved 85 ft. setback previously approved by the Board for Joe Tramontana. Those present felt that they had created a workable building envelope and that Mr. Tramontana should be able to construct a home within this. Mr. Speed was not present when this suggestion was made however Dwayne had previously told Bill that he believed the Board would instruct him thusly.

Meeting closed at 10:45 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer