

TOWN OF WATERBORO  
PLANNING BOARD

**REGULAR MEETING WATERBORO PLANNING BOARD <sup>WATERBORO, MAINE</sup> JULY 23, 1992**

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:00 PM

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

**II MINUTES OF PREVIOUS MEETINGS:** June 25, 1992

**III COMMUNICATION AND BILLS:**

**IV APPOINTMENTS:**

7:00 PM Larry Gatewood Map 46 Lot 2135 Zone R  
7:15 PM Lynwood Burnham Map 33 Lot 36 Zone AR  
7:30 PM Roger Lamontagne Map 45 Lot 1381 Zone R  
7:45 PM Dour Pilon Sketch Plan Approval  
Michael Sweder Map 28 Lot 20 Zone AR  
Joe Tramontana Map 24 Lot 24 Zone AR  
8:00 PM William Corson Twin Pines Mobile Home Park  
8:15 PM Kim Janotta West Hill Subdivision Revision  
8:30 PM David Rosata Northwest Pond Reconstruction of Burnt Cottage  
8:45 PM Dot Gerry Map 9 Lot 6-3 Zone AR

**LARRY GATEWOOD MAP 46 LOT 2135 ZONE R**

At the July 16, 1992 meeting the Board members had suggested a building envelope and had requested Mr. Gatewood check the dimensions out to make sure that the topography of the land would allow the suggested envelope for the proposed structure. After some discussion the board voted the following:

Cindy Allen moved to allow a thirty-eight ft. frontyard setback bordering Indian Lane and all other setbacks to be met under Section 2.08 of the Zoning Ordinance. Jon Gale seconded the motion. The vote was 3-0-0 in favor.

**LYNWOOD BURNHAM MAP 33 LOT 36 ZONE AR**

Mr. Burnham falls within 100 ft. of Lake Ossipee and is requesting an addition of an attached garage. The proposed dimensions requested exceed the 30% rule. The Board gave Mr. Burnham ideas that were allowable with Planning Board approval.

Jon Gale moved to allow Mr. Burnham to construct a 16' x 20' single story garage with an attached 3' x 6' platform to the existing cottage, to maintain a minimum 10 ft. sideline setback and a minimum 15 ft. setback from the front lot line. Cindy Allen seconded the motion. The vote was 4-0-0 in favor.

### **ROGER LAMONTAGNE MAP 45 LOT 1381 ZONE R**

Mr. Lamontagne is requesting permission to construct stairs to the high water mark of Lake Arrowhead. He has contacted DEP and they called the CEO's office to verify that he did not need permits through them.

Cindy Allen moved to allow Mr. Lamontagne to place stairway to the water as presented at the meeting and Saco River Corridor Commission Permit be strictly adhered to.

### **JOE TRAMONTANA MAP 24 LOT 24 ZONE AR**

Mr. Tramontana finds that the building envelope created for the proposed home still does not fit within the envelope.

Cindy Allen moved to stay with the previous envelope created for Mr. Tramontana. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

### **WILLIAM CORSON TWIN PINES MOBILE HOME PARK**

Mr. Corson stated that he had told Mr. Hanson, the park owner, of his request to construct a carport and Mr. Hanson did not have a problem with it as long as the Town approved it.

Judi Carll moved to grant Mr. Corson permission to place a carport as shown on plot plan presented. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

### **KIM JANOTTA WEST HILL SUBDIVISION REVISION**

Mr. Janotta would like to increase the size of the lot that his home is located on. He is proposing a change in a lot line thereby creating a larger lot.

Judi Carll moved to allow Kim Janotta to revise the West Hill Subdivision Plan by moving the lot lines on lot #1, allowed under Section 7.4 of the Subdivision Regulations. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Mrs. Janotta was informed that there have been a few changes that will need to be addressed on the revised plan:

1. 4" x 4" Block for the Registry Seal
2. The Milar must have an embossed seal of the engineer.

Five copies are required plus the milar. Forward the draft for Dwayne Morin to review prior to making these copies in case any changes are needed.

## **DAVID ROSATA MAP 48 LOT 5 ZONE AR**

Mr. Rosata presented plans to tear down the remaining structure since it burnt this May and replace a smaller dimension cottage. Due to the close proximity to Northwest Pond Mr. Rosata was instructed by the Board members that he would need to use Erosion and Sedimentation Control Methods throughout the project.

Jon Gale moved to grant Mr. Rosata's request as drawn for proposed construction of new home and that he follow Erosion & Sedimentation Control for the New Construction Process and a new septic system be installed. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

## **DOUG PILON SKETCH PLAN REVIEW**

Mr. Pilon is requesting a split of his 20 acre lot. Since there have been other splits on the original parcel from which Mr. Pilon purchased out of this would require subdivision. Mr. Pilon intends to give one lot to his father and retain the remaining piece for himself. He would like the lot to be clear to sell if his father chooses to do so within a five year period.

Judi Carll moved to approve Sketch Plan for the Doug Pilon Subdivision

## **BERNADINE GERRY MAP 9 LOT 6-3 ZONE AR**

Mrs. Gerry was present with her attorney, Mr. Edward Titcomb.

Approval for a Conditional Use Permit is requested for a Foster Care Home within Mrs. Gerry's existing home. Mr. Titcomb explained to the members present that after much research the proposed Foster Care requires no permits from the State as long as there are no more than two ambulatory residents (unaided by assistance) present. This would not require licensing from DHS unless there were four residents.

The Board questioned the septic system. Would the design be adequate for the requested use. Mrs. Gerry should contact the site evaluator that designed the existing system to verify the adequacy of the system. Also noted was the concern expressed from the Fire & Rescue Department regarding the accessibility to the residents. There are seven steps down to the area where the residents would be. Mrs. Gerry noted that there is a side door that would be more accessible. The Board requested notifying the Fire & Rescue Department of the best access to the Boarders in case of emergency.

Mr. Titcomb addressed the new A.D.A. Laws, as near as he could tell Mrs. Gerry would be exempted if she had fewer than five rooms for hire.

The present tenant is self sufficient. Meals are provided. Breakfast is the only meal that the tenants have in the downstairs area. All others are upstairs. There is an intercom to each from the second floor.


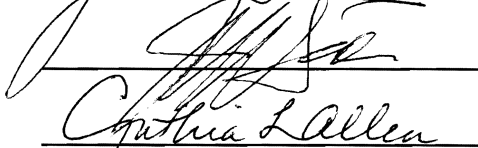
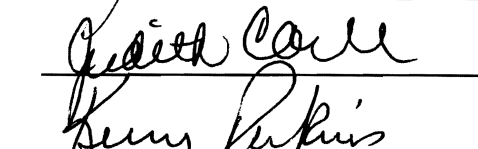
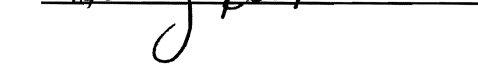
A letter to the Fire Department was suggested to notify them of the entrance for emergency entrance for residents. Also the Septic System needs to be addressed. West Road is a State Aid Highway.

This request to be brought back under Old Business for a Final Decision.

Motion was made and seconded to adjourn at 9:10 PM

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
  
Cynthia L. Allen  
  
Judith Cole  
  
Kerry Perkins