

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD AUGUST 12, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:46 PM

I ROLLCALL: Present were Judi Carll, Jon Gale, Dwayne Woodsome, Kerry Perkins and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: June 25, 1992

III COMMUNICATION AND BILLS:

1. Waterhouse, Titcomb, Marass, Flaherty & Knight
Re: Dot Gerry Foster Care Conditional Use Request
2. Affidavit from S&W Development for Deer Acres
3. Lincoln Institute of Land Policy
4. Letters from DEP Re: Draft Shoreland Zoning Ord.
5. SMRPC Memo Re: General Technical Assistance
6. Memo from Tim Nelson Re: Tim Allen

V APPOINTMENTS:

7:45 PM Tim Allen Map 41 Lot 10 Zone AR
8:00 PM William Taylor Map 28 Lot 27 Zone AR
8:15 PM Bruce Johnson Map 43 Lot 895 Zone R
8:30 PM Marjorie Walker Map 33 Lot 21 Zone AR
8:45 PM Joseph Booth III Map 47 Lot 205 Zone AR
9:00 PM Energy Homes Map 45 Lot 1389 Zone R

7:45 PM TIM ALLEN/LINDA BOYD MAP 41 LOT 10 ZONE AR

John Roberts read the Memo from the CEO regarding Mr. Allen. There appeared to be a break down in communication. Mr. Allen had the project completed and is requesting after the fact approval from the Board for a retaining wall 25 ft. from the high water mark of Ossipee Lake.

Judi Carll moved to grant Mr. Allen a Building Permit for his retaining wall. Jon Gale seconded the motion. Vote was 3-0-0 in favor. Discussion regarding double fee, since the CEO had authorized the pouring of the concrete the Board did not feel Mr. Allen would have to pay double fee.

Dwayne Woodsome moved to approve the June 25, 1992 minutes, Jon Gale seconded the motion. Vote was 3-0-0 in favor.

Affidavit from Wentzell Construction:

The Board had previously voted to approve and sign upon presentation to the Board the affidavit allowing a change to the notes on Subdivision Plan Deer Acres. Members present signed the affidavit.

8:00 PM WILLIAM TAYLOR MAP 28 LOT 27 ZONE AR

Mr. & Mrs. Taylor were present with Jim Van Wycke of Kasprzak, Inc.

Dwayne Woodsome acted as Chairman. John Roberts chose not to vote or chair since he is employed by Kasprzak, Inc.

Mr. Taylor currently owns a cottage on Little Ossipee Pond. The cottage sets 31'6" from the high water mark. Mr. Taylor would like permission to reconstruct a cottage with a foundation moving back approximately six inches from the existing location of the cottage. A new septic system is proposed as a portion of the project. The Taylor's would maintain the cottage as a seasonal cottage.

The shoreline to be left natural, there is no need to disturb the soil. Proposed location will increase the sideline setback.

Jon Gale moved to allow the Taylor's to tear down the existing structure and reconstruct a cottage not to exceed 30% with setback to road no closer than 33 ft. to property line abutting a right of way, 31 ft. to the normal high water mark of Ossipee Lake and no closer than 32 ft. to nearest sideline, approval under Section 2.08, 7.02 and new septic system to be installed and Erosion & Sedimentation Control Methods be utilized throughout project and pending DEP approval. Kerry Perkins seconded the motion. Vote was 3-0-1 in favor.

Meeting turned back to John Roberts by Dwayne Woodsome.

8:15 PM BRUCE JOHNSON MAP 43 LOT 895 ZONE R

Mr. Johnson purchased a Lake Arrowhead Lot that had previously received Planning Board approval for a building envelope. The approval expired since no construction has been started within 6 months from date of issue of Conditional Use Permit. Mr. Johnson's home would fit within the previously approved building envelope.

Kerry Perkins moved and Judi Carll seconded a motion to reissue the Conditional Use Permit as previously stated for Michael Ferreira. Vote was in favor 4-0-0.

8:30 PM MARJORIE WALKER MAP 33 LOT 21 ZONE AR

Mrs. Walker is requesting permission to repair an existing retaining wall and Riprap the shoreline of her property located on Ossipee Lake. The existing wall is 30 ft. in length and is falling into the Lake. Mrs. Walker also proposes to Riprap approximately 250 ft. of the mainland property and 200 ft. of the island property that she owns. Mrs. Walker has applied for DEP permits.

Kerry Perkins moved and Judi Carll seconded a motion to approve Mrs. Walker's request to repair wall with riprap pending DEP Permit. Date of Conditional Use permit to be effective as of the date of DEP approval. Vote was 4-0-0 in favor.

8:45 PM JOSEPH BOOTH III MAP 47 LOT 205 ZONE AR

Mr. Booth is requesting a building envelope to construct a house on a lot in Lake Sherburne Subdivision. Mr. Booth is seeking relief from the sideline setbacks.

Kerry Perkins moved and Judi Carll seconded a motion to approve Mr. Booth's request granting a 21 ft. sideline setback to line bordering lot 206 and a 25 ft. sideline setback to line bordering lot 204 and all other setbacks to be met under Section 2.08. Vote was 4-0-0 in favor.

9:00 PM ENERGY HOMES MAP 45 LOT 1389 ZONE R

Mr. Cote is requesting a building envelope for a lot in Lake Arrowhead development. A 24' x 32' cape is proposed. In order to maintain the 100 ft. setback allowed in the Saco River Corridor Commission approval, a reduction in the front yard setback, sideline setback, and the rear setback are needed.


After much discussion and review Jon Gale moved and Kerry Perkins seconded the motion to grant a 39 ft. frontyard setback bordering North Circle, a 27 ft. sideline and a 24 ft. rear line setback and 100 ft. minimum high water mark setback as per Saco River Corridor Commission Permit and that prior to a Building Permit being issued Mr. Cote present an


updated HHE 200 design. Vote was 4-0-0 in favor.

It was moved and seconded to adjourn at 9:30 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer





Cynthia L. Allen

Richard Joel

Benny Ruffin
