

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 9, 1992

Meeting called to order by Chairman, John Roberts at 7:45 pm

I ROLL CALL: Present were Kerry Perkins, Roland Denby, Judi Carll, Cindy Allen, Jon Gale and John Roberts, Chairman.

II COMMUNICATION AND BILLS:

III REPORT OF OFFICERS:

IV APPOINTMENTS:

7:45 PM DOUG PILON SUBDIVISION WAIVER REQUESTS
8:00 PM ESTHER WIGGIN MAP 28 LOT 40 AR ZONE
8:15 PM DONALD DREW MAP 28 LOT 44 AR ZONE
8:30 PM JENNIFER ROBERTS MAP 4 LOT 12-5 AR ZONE
8:45 PM MATTHEW EK MAP 50 LOT 10 AR ZONE
9:00 PM LAKE ARROWHEAD COMM. MAP 17 LOT 1C R ZONE

7:45 PM DOUG PILON SUBDIVISION

Mr. Pilon has received Sketch Plan approval and needs his waiver requests addressed to enable him to continue with his proposed subdivision.

Section 6.2 #9 Contour Roland Denby moved to approve USGS contour 20 ft. intervals. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Section 6.2 #12, 14, 18, and 19. Roland Denby moved and Judi Carll seconded the motion to grant the waiver request. Vote was 4-0-0 in favor.

Section 6.2 #21 Soil Erosion & Sediment control plan. Roland Denby moved that Mr. Pilon meet the Planning Boards standard conditions. Kerry Perkins seconded the motion. Vote was 4-0-0 in favor.

Section 6.2 # 22, 23 & 24. Kerry Perkins moved and Cindy Allen seconded the motion to grant the waiver request. Vote was 4-0-0 in favor.

Section 6.2 #26 Geologist report. Cindy Allen moved and Kerry Perkins seconded a motion to grant the waiver request. Vote was 4-0-0 in favor.

6.2.1 Preliminary Plan scale. Kerry Perkins moved and Cindy Allen seconded a motion to approve the use of 1" = 100'. Vote was in favor 4-0-0 in favor.

Also Mr. Pilon would like to present Preliminary and Final Plan at the same meeting. Due to the nature of the subdivision it was determined that a Public Hearing and a Site walk would not be needed. The Board members present did not have a problem with the request to combine the approvals.

OLD BUSINESS:

David Rosata Map 48 Lot 5

Mr. Rosata has received previous approval his project. Due to the change in dimensions and the Board approving as presented Mr. Rosata finds that a change of 3 ft. to his foundation plan is needed. This proposal is still smaller than existing at the time of the fire. Also the previous approval did not address the replacement of a foundation since Mr. Rosata believed he could utilize the existing foundation.

Jon Gale moved to accept and approve the updated plan dated 8/25/92. Judi Carll seconded the motion. Vote was 5-0-0 in favor.

Also David Gagnon Map 52 Lot 11 requested permission to create a patio using a rock wall to surround the patio.

Kerry Perkins moved and Cindy Allen seconded a motion to allow Mr. Gagnon to construct a patio with a rock wall surrounding the patio and that the Board refund the \$25.00 application fee. Vote was 5-0-0 in favor.

8:15 PM DONALD DREW MAP 28 LOT 44 AR ZONE

Mr. Drew would like permission to tear down an existing shed 8' x 8' and replace it with a 12' x 20' structure. The placement of the new structure would be no closer than 10 ft. from the sideline and 10 ft. from the front property line abutting the right-of-way. The structure is over 100 ft. from the high water mark of Ossipee Lake.

Kerry Perkins moved and Roland Denby seconded a motion to allow Mr. Drew to build a new structure as presented maintaining a 10 ft. minimum setback from the right-of-way and the sideline. This measurement from the drip of eaves approximate dimension of 12' x 18' not including eaves. Vote was 5-0-0 in favor.

ESTHER WIGGINS MAP 28 LOT 40 AR ZONE

Mrs. Wiggins has contracted with Mr. Paul Tebbetts to complete this project for her. She is proposing moving her cottage further from the lake and placing it on a new foundation approximately 74 ft. from the high water mark. The Board felt in order for them to fairly review this request a more accurate site plan be presented before any action could be made as a Board.

8:20 PM JENNIFER ROBERTS MAP 4 LOT 12-5 AR ZONE

Jennifer is requesting permission to establish a Home Occupation of consignment maternity apparel, books, education videos, etc within her home. She has plenty of parking space.

Cindy Allen moved and Roland Denby seconded a motion to allow the proposed Home Occupation under Section 7.04 and Definition. Vote was 5-0-0 in favor.

8:30 PM MATTHEW EK MAP 50 LOT 11 AR ZONE

Mr. Ek is a contractor representing Mr. Perreault. Mr. Perreault would like to construct a garage free standing on a corner lot in a grandfathered subdivision. The Board members informed Mr. Perreault that the only way they could approve a garage would be to attach it to the house.

Cindy Allen moved and Roland seconded a motion to approve a 24' x 24' garage with an 8 inch overhang plus decking system connecting the garage with the house, setback from Hilltop Lane to be no closer than 31 ft. to property line and no closer than existing house to Circle Drive. Vote was 5-0-0 in favor.

9:00 PM LAKE ARROWHEAD COMMUNITY MAP 17 LOT 1C R ZONE

Lake Arrowhead Community is requesting a Conditional Use Permit to allow for construction of a new Water System Substation. The proposed dimensions are 15'8" x 15'8" and allows for expansion. The pumphouse will integrate the current well with the newly created well in Lake Arrowhead Community to allow for future expansion and higher water yield. This is a Condition Use and falls under Section 3.05.03 paragraph #4. The new well is producing approximately 300 gpm.

Kerry Perkins moved and Judi Carll seconded a motion to approve the request under Section 3.05.03 paragraph #4. Vote was 5-0-0 in favor.

VII OLD BUSINESS:

DOT GERRY

Mrs. Gerry has completed the noted areas of concern from her appointment and letters are on file. The permit is for a Foster Care home.

Jon Gale moved and Cindy Allen seconded a motion to approve the request under Section 3.06.03 paragraph #12. Vote was 5-0-0 in favor.

VIII NEW BUSINESS:

Dwayne explained the Ossipee Dam Project and the number of repairs to retaining walls and rip rap.

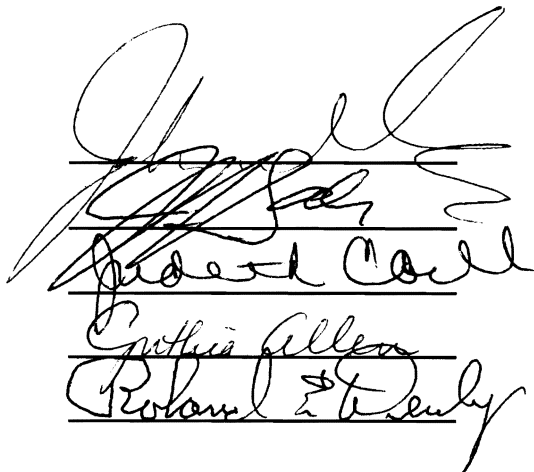
Kerry Perkins moved a blanket approval that would allow CEO to authorize repair and maintenance projects to retaining walls, boat houses, rip rap and all other projects allowed under DEP Permit-by-rule during the reconstruction of the dam. Cindy Allen seconded the motion. Vote was 5-0-0 in favor.

The July 23, 1992 and August 12, 1992 minutes were approved by Cindy Allen's motion and Jon Gale's second. Vote was 4-0-0 in favor.

A motion to adjourn was made and seconded at 9:40 p.m.

Respectfully submitte,

Dwayne Woodsome
Secretary/Treasurer



Jon Gale
Robert Cole
Cynthia Allen
Robert E. Stenley