

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

**REGULAR MEETING WATERBORO PLANNING BOARD SEPT. 24, 1992**

Meeting called to order by Chairman, John Roberts at 7:58 pm

**I ROLL CALL:** Present were Kerry Perkins, Judi Carll, Cindy Allen, Roland Denby, Dwayne Woodsome and John Roberts.

**II MINUTES OF PREVIOUS MEETINGS:**

**III COMMUNICATION AND BILLS:**

1. Letter from SRCC Re: Notice of Intent to File

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:45 pm Kendra Staples Map 55 Lot 17 AR Zone  
8:00 pm Energy Homes Map 46 Lot 2197 R Zone  
8:15 pm Maxine Peightal Map 31 Lot 2 AR Zone  
8:30 pm Abbott's General Store Map 5 Lot 48-1 V  
8:45 pm Roland Nadeau Map 32 Lot 44 AR Zone

**V OLD BUSINESS:**

**Esther Wiggins Map 28 Lot 44 AR Zone**

Paul Tebbetts has presented a new septic system design and a new plot plan.

Kerry Perkins moved to approve the relocation of existing cottage and full foundation proposal with a new septic system to be installed, cottage to be 72 ft. from high water mark of Ossipee Lake, 12 ft. from sideline bordering lot #29, 32 ft. from lot bordering 10 ft. right-of-way and 17 ft. from rear bordering the right-of-way, erosion and sedimentation control plan to be utilized and DEP permit to be adhered to under Section 2.08, 4.02 and 7.01. Roland Denby seconded the motion. Vote was 5-0-0 in favor.

**8:00 pm Energy Homes/Andy Cote Map 46 Lot 2197 R Zone**

Mr. Cote requested a four ft. reduction in each sideline setback to enable him to construct a 24' x 34' cape style home. After much discussion by the Board members the following motion was made.

Roland Denby moved to approve the request as presented using 31 ft. sideline setbacks under Section 2.08 and 4.02. Judi Carll seconded the motion. Vote was 4-0-1 in favor.

Mr. Cote asked if the Board preferred that he place all

future homes sideways on the lot to meet the setbacks. The Board felt they would rather have this method used.

**7:45 pm Kendra Staples Map 55 Lot 17 AR Zone**

Kendra lives in the Twin Pines Mobile Home Park she is requesting permission to construct a 12' x 12' addition. The park was in existence prior to our ordinance.

Kerry Perkins moved and Roland Denby seconded the motion to allow a 12' x 12' addition using a 24 ft. setback from the right-of-way with Park owners signature. Vote was 5-0-0 in favor.

**8:15 pm Maxine Peightal Map 31 Lot 2 AR Zone**

Maxine is requesting permission to construct a dormer to allow placement of an upstairs bathroom. After discussion regarding current status of the septic system Kerry Perkins moved and Judi Carll seconded a motion to approve the request under the Mandatory Shoreland Zoning and Section 2.08 and 7.01 and that a copy of the HHE 200 be placed on file. Vote was 4-1-0 in favor.

Paul Lawrence has been out to do a site evaluation and will be forwarding the paperwork to Ms. Peightal.

**8:30 pm Abbott's General Store Map 5 Lot 48-1 V Zone**

The Abbott's are requesting a Conditional Use permit to install gas pups on their property located in the Village Zone in East Waterboro. This is an allowed use under Section 3.04.03 Item #12. The Abbott's lot is 1.38 acres in size. They are proposing an above ground storage tank and an island for two gas pumps. They have received approval from the State Fire Marshall's office and will be presenting engineered plans for the new construction.

The plot plan presented shows that the proposed location of the pumps does not meet the required setbacks. Mr. Abbott told the Board members that he could maintain the required setback. Alternate locations for the pumps were discussed. Mr. Chickering of Delta Petroleum Corporation answered questions regarding the above ground storage tanks. The Planning Board noted that they could not reduce the setback requirements. The Zoning Board of Appeals grants variances.

A revised plan meeting setbacks would have to be presented before the board could act. After discussion the Board decided that they could approve the Conditional Use Request as follows:

Kerry Perkins moved to grant a Conditional Use permit for the use of gasoline pumps pending the submission of new plans as previously noted under Section 3.04.03 Item #12. Cindy Allen seconded the motion. Vote was 5-0-0 in favor.

**8:45 pm Roland Nadeau Map 32 Lot 44 Zone AR**

Mr. Nadeau is requesting permission to place a foundation under an existing cottage. Mr. Nadeau's proposal is to move the existing cottage 8 ft. away from current location making the new setback from the high water mark of Lake Ossipee 40 ft. This would require permits from DEP under Permit by rule. Mr. Nadeau has applied but has not heard anything at this time. Since foundation are excluded from the 30% expansion rule this would be allowed under the State Shoreland Zoning.

Kerry Perkins moved to approve the request utilizing a 42 ft. setback to the foundation to the high water mark of Ossipee Lake, current sideline setback to be maintained and erosion and sedimentation control plan and a new septic system be installed. Cindy Allen seconded the motion. Vote was 5-0-0 in favor.

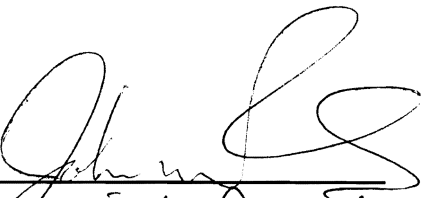
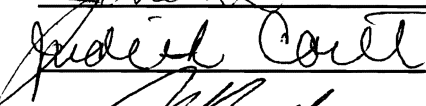
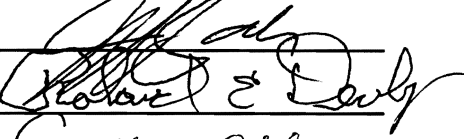
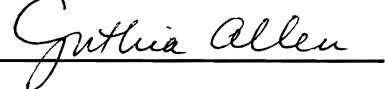
**VI NEW BUSINESS:**

Dwayne briefly described the Maine Cranberry Association proposal that has been submitted to the Army Corp of Engineers for approval. A copy of that application is on file in the office.

Also a company by the name of Print Recovery Re-inking has asked the Town of Waterboro to write a Development Fund. Dwayne briefly described their business to those present.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
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