

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 14, 1992

Meeting called to order by Chairman, John Roberts.

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

II MINUTES OF PREVIOUS MEETINGS: Sept. 9, Sept. 24, 1992

III COMMUNICATION AND BILLS:

IV APPOINTMENTS:

7:45 pm Victoria Bradeen Map 5 Lot 13A Lot AR
8:15 pm Robert Talbot Map 21 Lot 1 Village Zone
8:45 pm Ronald Jarosz Map 24 Lot 11 AR Zone
9:00 pm Mr. Newell Map 45 Lot 1373 R Zone
9:15 pm Mr. Flayhan Map 19 Lot 55 Village Zone
9:30 pm Town of Waterboro Water Storage Tank

7:45 pm Victoria Bradeen Map 5 Lot 13A Zone AR

Ms. Bradeen is requesting placement of a new home on her property located in East Waterboro. The lot is on the corner of Route 202/4 and Mascamp Road. Ms. Bradeen currently has a trailer on the property. She would like to construct a 26' x 50' ranch style home and upon completion of the structure she would like to remove the existing trailer. The lot is grandfathered and therefore needs your review in order to create a building envelope for the new structure.

Roland Denby moved and Dwayne Woodsome seconded a motion to approve Victoria Bradeen's request using a 65 ft. front yard setback bordering Route 202 & 4 and a 60 ft. front yard setback from the Mascamp Road and the 35 ft. sideline setback be met. Vote was 4-0-1 in favor.

Dwayne Woodsome moved and Roland Denby seconded a motion that Victoria Bradeen disconnect utilities within 15 days of the issuance of an Occupancy Permit for the new home, trailer to be removed by June 1, 1993. Vote was 5-0-0 in favor.

8:15 pm Robert Talbot Map 21 Lot 1 Zone Village

Mr. Talbot's lot is located on the corner of West Road and Route 202/4 in South Waterboro. The lot appears to be approximately 30,000 sq. ft. in size. Mr. Talbot is

requesting a change in the roof style, from a regular roof pitch to a gambrel style roof therefore increasing the floor space. The current use of 720 sq. ft. for a motorcycle shop would require 20,000 sq. ft. once increased it would require more land. Mr. Talbot came before the Board in January 1991 and was granted a 28' x 36' garage however there was no proposal for a change in the roof of the existing building. Tim felt this was an expansion of a nonconforming structure and required your review.

Roland Denby moved and Cindy Allen seconded a motion to allow Mr. Talbot to use a gambrel style roof instead of a 12 pitch. Vote was 5-0-0 in favor.

8:45 pm Ronald Jarosz Map 24 Lot 11 Zone AR

Mr. Jarosz's cottage was destroyed by fire in the spring of '92. Mr. Jarosz previous square footage was 1,240. Mr. Jarosz would like to replace this old cottage with a new two story 30' x 26' home with a 4 ft. crawl space for a basement. The square footage would appear to be less. I have contacted Mr. Jarosz to bring a new septic design with him if possible and a more accurate floor plan. It would appear that a deck would be placed on the water side of the new structure and I have not calculated any sq. footage for a deck. This could potentially be done without going any closer to the high water mark of Middle Branch Pond than the old cottage depending on decks.

Jon Gale moved and Roland Denby seconded a motion to accept Mr. Jarosz request conditioned that the new structure be placed within the original building envelope and a new Septic System be presented and installed and that the building plans submitted with this proposal be used. Vote was 5-0-0 in favor.

9:00 pm Mr. Newell Map 45 Lot 1373 R Zone

Mr. Newell received permission from the Planning Board and the Saco River Corridor Commission in 1986 to construct a home and an attached 24' x 24' single story garage a minimum of 85 ft. from the high water mark of Lake Arrowhead. Mr. Newell placed the foundation for the approved construction but never constructed the garage. Mr. Newell has gone back before the SRCC and received re-approval and now seeks a renewal of his Conditional Use Permit from the Board. The location of Mr. Newell's garage placed the garage out of the 100 ft. State Shoreland Zone.

Jon Gale moved and Cindy Allen seconded a motion to re-approve his Conditional Use Permit. Vote was 5-0-0 in favor.

9:15 pm Mr. Flayhan Map 19 Lot 55 Village Zone

Mr. Flayhan owns a home beside the The Bird House in South Waterboro Village and is requesting expansion of his second floor by placing a full dormer on the back side of his home. The structure is grandfathered and is nonconforming and would require your approval. The home currently has use of the first floor only. There is only attic space at this time.

Roland Denby moved and Cindy Allen seconded a motion to approve Mr. Flayhan's request for a dormer addition and that egress windows be used. Vote was 5-0-0 in favor.

9:30 pm Town of Waterboro Water Storage Tank

The Town of Waterboro has contracted to place a storage tank in the South Waterboro Village. The Tank would require a Conditional Use Permit for a utility and also requires a height modification review.

Roland Denby moved and Cindy Allen approved the Town of Waterboro's request for a Conditional Use Permit under Section 3.06.03 and Height Modification under Section 8.01. Vote was 5-0-0 in favor.

Old Business:

Mr. Doug Pilon is back to receive Preliminary and Final Subdivision Plan approval for his small subdivision.

Judi Carll moved and Cindy Allen seconded a motion to approve Preliminary Plan of Doug Pilon. Vote was 5-0-0 in favor.

Roland Denby moved and Jon Gale seconded a motion to approve Final Plan of Doug Pilon and that Road Entrance Permits be received by Mr. Pilon. Vote was 5-0-0 in favor.

It was moved and seconded to adjourn at 9:00 pm

Dwayne Woodsome
Secretary/Treasurer

John W. B.
Guthrie Allen
Judith Carl
Roland E. Deuby
Dwayne Woodhove