

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 22, 1992

Meeting called to order by Vice Chairman, Roland Denby at 7:53 pm.

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

IV APPOINTMENTS:

7:45 pm O'Clair Subdivision/Starrett Pierce
8:00 pm Lance Roy Map 44 Lot A529 R Zone
8:15 pm Tim Greateon Map 45 Lot 1327 R Zone
8:30 pm Bob Dewitt Map 19 Lot 52 Village Zone
9:00 pm Gaylon Wardell Map 28 Lot 2 AR Zone

7:45 p.m. Fred and Victor O'Clair Subdivision Map 14 Lots 40N & 40P AR ZONE Starrett Pierce Illegal Subdivision

The O'Clairs are requesting Sketch Plan Approval. Public Hearing have been scheduled with all of the other subdivision's within this area. Common well is used by both lots. Separate septic systems. Possible problem with the location of trailers. One of the lots is substandard by zoning, Dwayne Morin to check with attorneys for an opinion as to how the Planning Board should handle this subdivision and the potential problems. Public Hearing to be held November 18, 1992 at 7:00 pm. The O'Clair's to notify abutters by certified mail of the date and time of the hearing. Also Sharon to notify Mr. Thornton of the date and time of hearing as he requested notification of anything happening within this area.

8:00 p.m. Lance Roy Map 44 Lot A-529 R Zone

Mr. Roy is proposing to build a 26' x 32' unfinished Cape on a lot in Lake Arrowhead Estates. The lot Mr. Roy plans to build upon is surrounded by three (3) roads. It is bounded to the west by Beaver Dam Road, the south by Victoria Lane, and the east by the Emery Road. Mr. Roy is requesting a ten (10) foot reduction in his front yard setback off of Victoria Lane and a twelve (12) foot reduction on his sideline setback. He will maintain all other setbacks.

Roland Denby moved and Cindy Allen seconded a motion to grant the following building envelope: 39 ft. front yard setback from Victoria, 29 ft. from sideline abutting lot A528 and 40 ft. front yard setback from Emery Road. Vote was 5-0-0 in favor.

8:15 p.m. Tim Greateon Map 45 Lot 1327 R Zone

Mr. Greateon is proposing to construct a 28' x 40' Cape with a 10' x 30' deck and a 24' x 22' two car garage on a lot in Lake Arrowhead Estates. Mr. Greateon is requesting a front yard setback reduction of ten (10) feet. He will maintain his sideline setbacks as well as his shoreline setback. This has Saco River Corridor approvals. It was Dwayne Morin's recommendation that the board study this request very closely. The planned building is extremely large and there is a sufficient building envelope that would support a smaller but none the less big house on the lot.

Jon Gale moved and Roland Denby seconded a motion that Mr. Greateon construct a home that would meet required setbacks being 100 ft. from the high water mark of Lake Arrowhead, 50 ft. from the front lot line and 35 ft. sideline setbacks. Vote was 4-0-1 in favor.

8:30 p.m. Bob Dewitt Map 19 Lot 52 V Zone

Mr. Dewitt is proposing to expand his machine shop by adding a 24' x 31' expansion to his already existing garage to accommodate the new machine shop. Mr. Dewitt is expanding a Conditional Use of the machine shop and Van felt that the Planning Board should review this prior to issuance of a permit for the construction. Mr Dewitt owns 1.6 acres of land and currently has a machine shop and house on the lot. The proposed expansion will meet all zoning setback requirements.

Jon Gale moved and Roland Denby seconded a motion to approve the Conditional Use Permit allowing Mr. Dewitt to expand his building as presented. Vote was 5-0-0 in favor.

9:00 p.m. Gaylon Wardell Map 28 Lot 2 AR Zone

Mr. Wardell withdrew his request since he has not finalized his contract with the owner's of Willie's Pizza building.

Dwayne Woodsome reported that the Planning Board currently has \$18,690.59 in their account.

It was moved and seconded to adjourn at 9:26 pm.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John L. S.
Dwayne Woodsome
Richard E. Dwyer
Judith Carr
Guthrie Allen