

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 28, 1993

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:00 PM

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

II MINUTES OR PREVIOUS MEETINGS:

Roland Denby moved to approve November 18, 1992 and December 9, 1992 minutes. Judi Carll seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. Copy of Budget Proposal for 1993-1994
2. Letter of Credit for Deer Acres
3. Letter from Ron Jarosz Re: Conditional Use Permit
4. Letter from DEP Re: Charles Pierce Subdivision
5. Letter from Abbott's General Store
6. Letter's from CEO Re: Merrill & Heath's Village
7. Notice from SMRPC Re: Workshop

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:30 PM Rick Frenette Map 13 Lot 53A-1 Zone AR
7:45 PM Ray Rheault Map 6 Lots 24, 24A & 26 AR Zone
8:00 PM Lake Arrowhead Map 17 Lot 1C R Zone
8:15 PM Lawrence Curit Map 55 Lot 3 AR Zone
8:30 PM Kevin Grimes Lake Sherburne

7:30 PM Rick Frenette Map 13 Lot 53A-1 Zone AR

Mr. Frenette is currently in violation of the State Junkyard Law. Court action is pending in Springvale District Court. Mr. Frenette has been advised to request through the Planning Board a Conditional Use Permit to allow him to repair vehicles.

Mr. Frenette told the Board members that he has a full time job at a Ford Garage however, during his spare time he repairs vehicles. Some of the repairs include body work. Mr. Frenette also enjoys stock car racing and currently has two stock cars on his property. Mr. Frenette noted that he has a three acre lot that he has purchased from June Day who resides across the street from him. The lot his mobile home sits on is approximately two acres in size.

Mr. Frenette is before the Board to try to satisfy the Town's Regulations. He noted that he currently has three vehicles that he has placed way out back and they are not visible from the road.

Mr. Frenette was informed that three or more inoperable/unserviceable vehicles constitutes a junkyard by State Law and in order to get approval from a junkyard it involves a three step process the first being Planning Board Approval, License to operate a Junkyard from the State Police and approval from the Waterboro Board of Selectmen.

Mr. Frenette questioned the stock cars being classified as junk vehicles. They are unregistered however he races at Beech Ridge Speedway. Nothing is stock. The Board asked Mr. Frenette what he wanted. Mr. Frenette would like to have a Repair Facility and be able to keep the two stock cars, the three vehicles he has so he can use the parts if needed and in the future would like to sell some cars.

Roland Denby moved and Cindy Allen seconded a motion to authorize a Conditional Use Permit under Section 4.01 and 3.06.03 Item #15 allowing no more than five (5) vehicles either from sale/repair at any one time, that the two stock cars be allowed and no more than two (2) unserviceable vehicles be allowed on property, total not to include his own personal transportation vehicle (this Conditional Use Permit to supersede all other Conditional Use Permits). Vote was 4-0-0 in favor.

7:45 PM Ray Rheault Map 6 Lots 24, 24A & 26 AR Zone

Mr. Rheault owns approximately 128 acres of land. He owns a small airplane and would like to know how the Board would feel about him requesting an additional use in the AR Zone to be presented at the Annual Town Meeting as a Zoning Change. The private landing strip would be grass approximately 1900 feet long and 2000 ft. wide. Approximately 923 ft. needed for take off with the plane he owns. Dwayne Morin has requested language from surrounding communities if the Planning Board finds this request favorable. All members agreed this was a reasonable request. Dwayne Morin will forward all information acquired to Mr. Rheault. Sharon to call Mr. Rheault as soon as the material arrives. Once material is received this request to come back at next available meeting.

8:00 PM Lake Arrowhead Map 17 Lot 1C R Zone

Mr. Len Vengasby of Lake Arrowhead Community was before the Board proposing a Wellhead Protection Zone surrounding Lake Arrowhead's new well. Dwayne Morin presented the Board with suggested changes by means of an overlay zone rather than re-zone the wellhead areas. The Town also needs to address this same issue with the new well. The overlay area to be 2500 day recharge area.

Would the Lake Arrowhead Garage fall in the 2500 recharge area. Mr. Vangasby noted the location of the garage would be grandfathered. The location of the garage is on the very edge of the recharge area. Lake Arrowhead Community has already removed tanks and placed them in a containment system.

A Public Hearing would be required and review by Town of Waterboro Legal Counsel. State will be mandating Wellhead Protection Zones in the future.

The Board will keep Mr. Vangasby informed.

8:15 PM Lawrence Curit Map 55 Lot 3 AR Zone

Mr. Curit lives in the Twin Pines Mobile Home Park. He inquired of the need of a building permit prior to construction of an existing garage structure. The CEO's noted by Mr. Curit's description, a permit would not be necessary however upon seeing the structure the description did not accurately depict the existing structure thus the CEO has sent Mr. Curit before the Board for approval of this structure.

Mr. Curit has a drag car and the garage is needed to keep the car from the outside elements. It also allows Mr. Curit to work on this car during the winter. The structure was described as temporary. Mr. Curit informed the Board that the structure would leave when he moved his trailer. A plot plan was presented however appears to be inaccurate.

The Board members requested an accurate plot plan and upon presentation of this plan Mr. Curit would be placed on the next available Planning Board Meeting.

8:30 PM Kevin Grimes Lake Sherburne

Kevin Grimes is before the Board to present a grandfathered substandard lot. Mr. Grimes would like to place a house on this lot. The lot falls within the Forest/Agriculture lot which is a 5 acre lot minimum.

The lot is approximately 1.4 acres in size, falls within the flood plain, and would require a permit from Maine DEP. Mr. Grimes needs to know what the building envelope would be prior to requesting permission from DEP.

Dwayne Morin and Kevin Grimes discussed the necessary setbacks from the wetland.

After much discussion Cindy Allen moved to approve a 75 ft. setback from the wetland, 35 ft. rear lot line setback and 20 ft. sideline setback contingent on DEP approval, soil and erosion control to be used and an updated plot plan to be presented with the building application. Judi Carll seconded the motion. Vote was 4-0-0 in favor.

- VI NEW BUSINESS:** Dwayne Morin explained to the members present a discussion he and Roland Denby had discussed.
1. Flea Markets, garage sales,
 2. Updating Section regarding signs,
 3. Addressing Massage Parlors,
 4. Addressing Home Occupations,
 5. Wellhead Overlay Zone.

- VII OLD BUSINESS:**
1. Doug Foglio

Doug Foglio received Planning Board approval to add to his home on Main Street in South Waterboro in 1990. Since a Building Permit was not issued within the required 6 month period Doug is requesting a renewal of this approval.

Judi Carll moved and Cindy Allen seconded a motion to renew approval of Doug Foglio previously approved on November 14, 1990. Vote was 4-0-0 in favor.

VII ADJOURNMENT:

It was moved and seconded to adjourn at 10:00 p.m.

Respectively submitted,
Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

Judi Carll

Roland E. Denby

Judi Carll

Cynthia Allen
