

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 25, 1993

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 PM

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

II MINUTES OF PREVIOUS MEETING:

Roland Denby moved to approve February 10, 1993 minutes. Dwayne Woodsome seconded the motion. Vote was 4-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter from Ray Janson Re: Zone Line Change
2. Letter from ZBA Chairman, Dale Witman Regarding Zoning Change
3. Letter cc: from CEO Re: Deer Watch Subdivision

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 PM WILLIAM DOHERTY MAP 35 LOT 17 AR ZONE
8:15 PM TOM WORCESTER MAP 4 LOT 1F WP ZONE
8:30 PM TIM GREATON MAP 45 LOT 1327 R ZONE
8:45 PM ROGER LAUZIER MAP 36 LOT 14 AR ZONE
9:00 PM GEORGE POISSON MAP 41 LOT 8 AR ZONE

8:15 PM TOM WORCESTER MAP 4 LOT 1F WP ZONE

Mr. Berube the owner of the property was present with Tom Worcester. The lot is grandfathered since it was existing at the time the Town adopted the Wellhead Protection Zone. The 100 ft. frontyard setback required in this zone would push the house towards the well. It would also place the house in a gully.

Judi Carll moved and Cindy Allen seconded the motion to allow Residential setbacks to be utilized, 50 ft. frontyard, 35 side and rear setbacks. Vote was 4-0-0 in favor.

8:00 PM WILLIAM DOHERTY MAP 35 LOT 17 AR ZONE

Mr. Doherty is requesting permission to place a foundation under his cottage and add a breezeway and garage. It was noted that this would be considered a seasonal conversion and a new septic system is required.

Mr. Doherty noted that Mr. Fred Fay pumps the system every year and he did not believe that a new system was needed and that with the foundation and addition it would not be financially feasible for him to also put in a new septic system. It was noted that State law is very plain and at the minimum a new system would need to be designed. Further discussion revealed that the tank is metal and would signify to the board that a new system would need to be installed. The proposed addition is greater than 30% of the existing cottage dimensions and the Planning Board does not have the authority to grant approval. The foundation does not count in the 30% expansion rule. Mr. Doherty also asked what he might be able to do on a vacant lot? A structure that is under 100 sq. ft. in size and costs less than \$500.00 and is constructed on cement block that would allow the structure to be moved at any time does not require a building permit. Mr. Doherty explained that he could not afford both the addition and the septic system and he would need to reconsider the proposal and be back at a later time.

8:30 PM TIM GREATON MAP 45 LOT 1327 R ZONE

Tim Greaton was before the Board with another proposal for this lot and the Board felt that a smaller home could be placed on the lot and the home could meet the required setbacks. Mr. Greaton has had a surveyor complete a site plan and it shows that a house could not be completely placed with the required building envelope. If the Board would allow a 40 ft. frontyard setback this would allow the lot to be buildable.

Dwayne Woodsome moved and Roland Denby seconded a motion to require sideline setbacks of 35 ft. to be met and the 100 ft. shore front setback to be met and allow a frontyard setback of 40 ft. from Beachwood Circle. Vote was 4-0-0 in favor.

8:45 PM ROGER LAUZIER MAP 36 LOT 14 AR ZONE

Mr. Lauzier was present with the owner Mr. Paul Roy. Mr. Roy would like permission to replace a deteriorating foundation 10 ft. further away from the normal high water mark that current location. A copy of the approved Permit by rule from DEP is on file. Mr. Roy will be replacing existing cement patios with wooden decks of the same dimensions and additions presented are over the allowed 30% expansion Mandatory Shoreland Zoning Act. After discussion Mr. Roy agreed that the proposed addition dimension of a deck could be minimized to stay within the allowed 30%.

Cindy Allen moved and Roland Denby seconded a motion to allow construction under Section 2.08, 4.01, 4.02, 4.03 and Mandatory Shoreland Zoning to allow a 6 ft. x 28 ft. open deck, a 7 ft. x 11 ft. open lower deck, a 15 ft. x 7 ft. upper open deck, a 16 ft. x 4 ft. open deck and a 6 ft. x 28 ft. enclosed addition, soil and erosion control methods to be utilized during the construction process. Vote was 4-0-0 in favor. The elevation of the cottage will be raised 2 ft. from existing elevation.

9:00 PM GEORGE POISSON MAP 41 LOT 8 AR ZONE

Tim Nelson and Dwayne Morin have not had an opportunity to complete an on site inspection therefore, Mr. Poisson will be placed on the next available meeting agenda under Old Business upon completion of an on site.

Mr. Curit in Twin Pines Mobile Home Park cannot locate his property pins due to the heavy snowfall and he is just home from the hospital. Mr. Curit to be placed on the next available meeting as soon as the Code Enforcement Office received the requested information.

VI NEW BUSINESS: A copy of an Adult Business Ordinance was passed out to the members present. The approach of requiring adult businesses to undergo conditional use review is a defensible regulatory mechanism. This Ordinance should be viewed as a temporary measure until the Annual Town Meeting.

VIII ADJOURNMENT:

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer


