

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 9, 1993

MEETING CALLED TO ORDER BY CHAIRMAN AT 8:15 PM

I ROLLCALL: Present were Cindy Allen, Kerry Perkins,
John Roberts, Chairman and ailing, Dwayne Woodsome.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Cartographic Assoc., Inc. Re: Aerial Photos
2. ASPA Plea for subscription
3. DEP Re: Maine Cranberry Co.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 pm Michael Sampson Map 39 Lot 6 AR Zone
8:00 pm Tom Dupuis Map 45 Lot 1386/ Map 43 Lot 819
8:15 pm James Triance Map 18 Lot 1 V Zone
8:30 pm George Proach Map 32 Lot 57 AR Zone

7:45 pm Michael Sampson Map 39 Lot 6 AR Zone

Mr. Sampson is requesting permission to have a produce stand measuring 8' x 16' for the sale of fresh produce and nursery products. Mr. Sampson has made provisions for a garden area down behind his father's home. The CEO sent Mr. Sampson to the Board since the primary use of this lot is a home. This is a secondary use. The proposed stand cannot meet the required setbacks for this zone. Questions from the Board members as to possibly attaching the stand to the existing garage. This could be done however would not be visible and would be more permanent. Mr. Sampson proposes setting this building on cement blocks. Mr. Sampson proposes the entrance to the proposed parking area to come off the Silas Brown Road.

Kerry Perkins moved and Cindy Allen seconded a motion to approve an 8' x 16' building to go no closer than 10 ft. to the property line abutting lot #7, no closer than 75 ft. from Route 5 that the structure not be permanently affixed to allow moving of the building if necessary in the future, access from Silas Brown Road under Section 7.04. Vote was 3-0-0 in favor.

8:00 pm Tom Dupuis Map 45 Lot 1386/ Map 43 Lot 819 R Zone

Mr. Dupuis is requesting permission to construct a home on Lot #1386 off North Circle. The house can maintain all required setbacks.

Mr. Dupuis is also requesting permission to excavate a drive on lot #819. Approximately 50 cubic yards of material must be relocated from this site. Lot #1386 requires fill during construction. Since this is classified as excavation permission would be required from the Board.

Kerry Perkins moved and Cindy Allen seconded a motion to allow Tom Dupuis to construct a home as presented on Lot #1386 meeting all required setbacks and grant an extraction permit for the removal of no more than 100 cubic yards of fill from Lot #819 to Lot #1386 and waive the Conditional Use Permit fee for the extraction project due to the scope of the project on lot #819. Vote was 3-0-0 in favor.

8:15 pm James Triance Map 18 Lot 1 V Zone

Mr. Triance owns a substandard lot in the Village Zone. Mr. Triance was issued a Conditional Use Permit for his Machine Shop in 1987 by the Planning Board. Mr. Triance also has a mobile home on this property. Mr. Triance is requesting permission to expand the garage utilized for his Machine Shop by adding 28' x 32' for bathroom facilities, storage and an office area. Mr. Triance owns abutting property of approximately 23 acres in size. Due to a legal dispute regarding the right of way to this property and Mr. Triance current divorce proceedings the land is tied up and cannot be used in the calculation for this project.

The Board researched its files and found a Conditional Use Permit allowing the use. The Board did not feel that they could allow the expansion due to the size of the lot. This would be setting a precedent. If the lot size could be increased by using the rear abutting property then Mr. Triance would be able to add his proposed addition. Dwayne Morin informed Mr. Triance that he could assist him with the necessary deed description to add to this front lot.

8:30 pm George Proach Map 32 Lot 57 AR Zone

Dwayne Morin gave a brief description of the history of this lot. A number of years ago the Town of Waterboro took Mr. Proach's family to court for the illegal splitting of property. The outcome of that court case was to have Lot 54A and 57 combined into one lot of approximately 2.75 acres by tax record documents.

Mr. Proach's dad has recently passed away and Mr. Proach would like to finish the upstairs of an existing garage to allow his Mom and his Grandmother to live in the same area. The Board could not allow a separate dwelling on the property. There is not enough land at the moment to meet the zoning requirements. If Mr. Proach could attach this building to his home and allow free passage into his home the board could help him. The utilities would need to be combined use. If a survey were to be completed and show enough property then the board could help the Proach's or if Mr. Proach could acquire additional land from abutting property owner (Mr. Ritchie) then the proposal would work. Mr. Proach also mentioned that Mr. Walker had offered to sell his home on an abutting lot to Mr. Proach. If Mr. Proach needs to come back before the Board he can return under Old Business.

VI NEW BUSINESS:

VII OLD BUSINESS:

VIII ADJOURNMENT: Meeting adjourned at 9:47 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Cynthia Allen
Judith Cole
