

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 24, 1993

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:38 PM

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

II MINUTES OF PREVIOUS MEETINGS: June 9, 1993

III COMMUNICATION AND BILLS:

1. Letter from CEO (allowed use does not require PB review)
2. SRCC Notice of Intent to File
3. Zoning Board of Appeals Minutes
4. Letter to Robert Hindle from CEO
5. Letter Re: Cranberry Bog
6. Letter from Bernstein, Shur, Sawyer & Nelson
7. Letter from DEP Re: Hamilton Road

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 PM BOB DEWITT MAP 19 LOT 51 V ZONE
8:00 PM LAKE ARROWHEAD
8:15 PM RON WAITE MAP 11 LOT 61 AR ZONE
8:30 PM BOB RYDER MAP 42 LOT A-13 R ZONE
8:45 PM RENALD COLLINS MAP 45 LOT 1683 R ZONE

7:45 PM BOB DEWITT MAP 19 LOT 51 V ZONE VI

Mr. Dewitt currently has a Conditional Use Permit for his machine shop under Section 3.04.03 #10. Mr. Dewitt has 1.6 acres of land and is requesting approval of a 20' x 30' two story addition.

Dwayne Woodsome moved and Cindy Allen seconded a motion to allow the requested addition under Section 3.04 and 3.09 Item #15. Vote was 3-0-0 in favor.

8:00 PM LAKE ARROWHEAD MAP 45 LOT 1370 R ZONE

Len Van Gaasbeek was present representing Lake Arrowhead Community. The proposal to connect the Waterboro and Limerick water line has received Saco River Corridor Commission approval and DEP Permit by Rule and would like approval from the Town of Waterboro to install the water line by trench to the high water mark of Lake Arrowhead. The trench will be from 1 to 2 buckets wide. The line will be floated, filled and sunk to the bottom of Lake Arrowhead.

Cindy Allen moved and Judi Carll seconded a motion to approve the request under Section 3.09 Item #42. Vote was 3-0-0 in favor.

8:15 PM RON WAITE MAP 11 LOT 61 AR ZONE

Mr. Waite was present. The request is to allow the old supporting structure to be replaced with a foundation utilizing the front towards Lone Pond to be a daylight basement. A new septic system was installed in 1988 and is on file.

Cindy Allen moved and Judi Carll seconded a motion to approve request to place a foundation under existing cottage with the elevation to go no higher or lower than 3 ft. as per State Law from existing elevation of cottage, Soil & Erosion Control Methods to be utilized during construction project. Vote was 3-0-0 in favor. The Waite's will need to mark the current elevation prior to commencement of project.

8:30 PM BOB RYDER MAP 42 LOT A-13 R ZONE

a two story 20' x 21' addition is planned on this lot. The existing house received approval for the building envelope. The addition can meet all of the previously approved setbacks. There was much discussion regarding the number of bedrooms and the septic system design. The property owner was present and informed the Board that the addition would have two bedrooms and one of the two existing bedrooms will be turned into a den since a hall will dissect into the existing bedroom and will make the room too small to use as a bedroom. Van Foglio, the Local Plumbing Inspector will review the plans and if an extension is needed this would be requested.

Judi Carll moved and Cindy Allen approved the request to add the addition as proposed. Vote was 3-0-0 in favor.

8:45 PM RENALD COLLINS MAP 45 LOT 1683 R ZONE

Mr. Collins proposes a 24' x 34' cape on a corner lot in Lake Arrowhead. Mr. Collins presented a certified plot plan however it is very close and requested relief.

Dwayne Woodsome moved and Cindy Allen seconded a motion to utilize a 30 ft. sideline setback to abutting 20 ft. greenbelt by lot 1707 under Section 2.08 and all other setbacks to be met. Vote was 3-0-0 in favor.

NEW BUSINESS:

1. Zoning Maps
2. Zoning Books

Maps and Books were discussed prior to the start of the meeting.

VII OLD BUSINESS:

1. Michael Sampson

Mr. Sampson received approval for an 8' x 16' farm produce and nursery products stand. Mr. Sampson is now requesting approval for a 10' x 20' stand. The Board expressed their concerns with the traffic problem at the end of Silas Brown Road. Mr. Sampson informed the Board he would enlarge the parking area if necessary, he does not want to create a problem. Cars need to be able to turn in the parking area so that they do not back out onto Silas Brown Road. Discussion regarding setback to Silas Brown Road. Plot Plan shows the building tucked to the rear property line.

Cindy Allen moved and Dwayne Woodsome seconded a motion to allow a 10' x 20' stand as long as previous setbacks were maintained. Vote was 3-0-0 in favor.

2. Kim Janotta

July 2, 1992 vote of Board allowed the Revised Plans for West Hill Subdivision to be signed without a second vote by the Board.

3. Mike Hammond

Sharon to send a letter to Mike notifying him that he should present plans to the Board with existing square footage and the proposed changes and the square footage. If the proposed changes are under the existing square footage then the Board would consider approval.

Judi Carll moved and Cindy Allen seconded a motion to request Grant Funds for proposal dated June 18, 1993 from Sebago Technics for new maps. Vote was 3-0-0 in favor.

Judi Carll moved and Cindy Allen seconded a motion to give Dwayne Morin authority to solicit bids for the printing of the Zoning Books and to give the bid results at the next meeting. Vote was 3-0-0 in favor.

Dwayne Woodsome moved and Cindy Allen seconded a motion to hold one meeting per month from July through the end of the year, if appointments get backed up a second meeting will be called. Vote was 3-0-0 in favor.

VIII ADJOURNMENT: Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Cynthia Allen
Judith Marshall
