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**TOWN OF WATERBORO
PLANNING BOARD**
WATERBORO, MAINE

REGULAR MEETING | WATERBORO PLANNING BOARD JULY 14, 1993

I ROLLCALL: Present were Judi Carll, Cindy Allen, Jon Gale and Vice Chairman, Roland Denby. Roland called the meeting to order at 7:36 p.m.

** Dwayne Morin supplied information for the printing of the updated Zoning Ordinance. Dwayne received a price from Form Systems for 30 spiral bound copies, 10 loose leaf copies and 750 regular copies not to exceed \$3,000.00. New Zoning Maps and Wellhead Protection Maps are currently being completed. Dwayne showed the Board a draft copy of the Zoning Map.

Jon Gale moved and Judi Carll seconded a motion to allow Dwayne Morin to spend up to \$3,000.00 for Zoning Books from the State Implementation Grant Funds. Vote was 4-0-0 in favor.

II MINUTES OF PREVIOUS MEETINGS: May 27, June 9 and June 24, 1993 minutes.
Cindy Allen moved and Judy Carll seconded a motion to accept May 27th, June 9th, and June 24, 1993 minutes as written. Vote was 4-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter from CEO Re: Notice of Violation of Subdivision Stipulation
2. Letter to Mike Hammond

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 P.M. MR. AYOTTE MAP 39 LOT 5 AR ZONE
8:00 P.M. MIKE HAMMOND MAP 19 LOT 15 V ZONE
8:15 P.M. GARY CRANE MAP 42 LOT A-495 R ZONE
8:30 P.M. LLOYD COCHRANE MAP 53 LOT 5 AR ZONE

7:45 P.M. MR. AYOTTE MAP 39 LOT 5 AR ZONE

Mr. Ayotte is requesting permission to place a preconstructed, free standing shed approximately 10 ft. from the high water mark of Ossipee Lake. Mr. Ayotte's home is closer to the high water mark than the proposed location of the shed. The Board reviewed the State Shoreland Regulations and could not find specific regulations dealing with this type project. The shed will be placed on the existing asphalt area. No disturbance of soil necessary.

Jon Gale moved and Cindy Allen seconded a motion to allow Mr. Ayotte to place a 10' x 12' shed as denoted on plot plan presented dependent on a favorable response from DEP, structure to be temporary and placed on cinder blocks, no earth moving. Vote was 4-0-0 in favor.

8:00 P.M. MIKE HAMMOND MAP 19 LOT 15 V ZONE

Mike Hammond noted to the Board members that there is an existing second story to the building measuring 32' x 35'. The metal section of the existing building measuring 35' x 60' will be removed for a net loss of 1,007 square feet. Mike will be constructing a gambrel roof to solve a leaking roof problem and at the same time add an apartment on the second floor leaving an area for future bedrooms to take the place of those existing with the original family home at the rear of the store.

As per the minutes of February 10, 1993 the Board determined the existing status of the building to be :

- 1 - 40,000 sq. ft. use for the residence
- 3 - 20,000 sq. ft. uses for business uses

Legal counsel has stated that an allowed use can be exchanged for another allowed use within the zone that a building is located without a problem. A residence within the Village Zone is classified as a 40,000 sq. ft. use.

Cindy Allen moved and Judi Carll seconded a motion to approve the proposed renovation according to plans submitted under section 2.08, 9.03 and 9.04. Vote was 4-0-0 in favor.

8:15 P.M. GARY CRANE MAP 42 LOT A-495 R ZONE

Mr Crane would like to add a second story dormer to an existing A-Frame home in the Lake Arrowhead subdivision. Plans were presented by Mr. Crane for a second floor bath area.

Jon Gale moved and Cindy Allen seconded a motion to approve the proposed addition as presented under Section 2.08. Vote was 4-0-0 in favor.

8:30 P.M. LLOYD COCHRANE MAP 53 LOT 5 AR ZONE

Mr. Cochrane proposes a 14' x 18' two story addition to his home located on Evergreen Drive. Mr. Cochrane is also proposing two Home Occupations within this home. The lot is classified as a non-conforming lot by the Zoning Ordinance.

Cindy Allen moved and Judi Carll seconded a motion to approve the addition as per plan presented and approve the two Home Occupation uses as presented under Sections 2.08, 3.09 #13, 4.02 and 7.04. Vote was 4-0-0 in favor.

VI NEW BUSINESS:

Code Enforcement Office is concerned with right of ways being placed on property lines. The Zoning Ordinance does not address the placement. If a right of way is placed on an abutting property line and there are structures involved the sideline becomes a front-line and places there structures in violation. In order to construct future buildings some of the cases would have to go before the Zoning Board of Appeals.

The Board members suggested that they consider doing something with this and maybe presenting a change at a future Special Town Meeting.

VII OLD BUSINESS:

VIII ADJOURNMENT: Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Richard E. Denby
Judith Hill
