

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD AUGUST 11, 1993

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

John Roberts called the meeting to order at 7:40 p.m.

II MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved and Jon Gale seconded a motion to approve July 14, 1993 minutes as corrected. Vote was 3-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Maine Coast Heritage Trust
2. Saco River Corridor Commission Intent To File an Application
3. Letter to James Buraby Re: New Arbor Estates Driveway Entrances
4. Letter from Roger Elliott Re: Janson Property
5. DEP from Richard Baker Re: Mr. Ayotte and Mr. Petersen Projects

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 pm Marc Plourde Map 10 Lot 7-1-3
8:00 pm Eric Petersen Map 40 Lot 10 AR Zone
8:15 pm Dale Duncan Map 31 Lot 3 AR Zone
8:30 pm David Gagnon Map 52 Lot 11 AR Zone
8:30 pm Bruce Woodsome Map 16 Lot 11A AR Zone
8:45 pm Kathleen Connolly Map 39 Lot 4 AR Zone
9:00 pm Millard Genthner Map 19 Lot 45 V Zone

7:45 pm Marc Plourde Map 10 Lot 7-1-3

Mr. Plourde is requesting relocation of a driveway entrance on Middleview Estates Subdivision Plan. The proposed driveway will be a direct opposite of what is shown on the Final Subdivision Plan. Dwayne Morin recommended that the Road Review Committee do an on site inspection since they were involved during the review of the Subdivision and possibly the Engineer review the proposed relocation.

Mr. Plourde would need to contact the owner of lot 1 and acquire a written consent for the change as well as present a revised milar for the Board to sign to be registered at York County Registry of Deeds.

Sharon to contact the Road Review Committee. Mr. Plourde can call the office to see if the Road Review's On Site is favorable. If found favorable Mr. Plourde might want to continue with the submittal of a revised subdivision plan for the September 8, 1993 Planning Board Meeting.

Jon Gale moved and Roland Denby seconded a motion to refer the proposal to the Road Review Committee for review and request a written recommendation for the Planning Board. Vote was 4-0-0 in favor.

Mr. Plourde to flag the new proposed location of the driveway as well as the location of construction of the proposed house as soon as possible to assist the Road Review Committee in their review. Marc Plourde would like to be present for the Site Walk.

8:00 pm Eric Petersen Map 40 Lot 10 AR Zone

Mrs. Lorrie Petersen was present with Mr. Macomber. A second story deck over an existing cement patio is requested by the Petersen's. DEP has reviewed the proposed addition and finds it favorable. The Board members explained to Mr. Macomber that the drip edge of the second story deck could not go beyond the existing patio. Mr. Macomber should consider keeping the second story deck about 1 inch from the cement patio below. The proposed deck would be a 13% expansion under the State Shoreland Zoning Act.

Roland Denby moved and Dwayne Woodsome seconded a motion to approve the request of Mr. Petersen to add a second story deck (dimensions on file) and that he conform to the DEP letter and documents submitted, approval under Section 2.08 and 4.02.

8:15 pm Dale Duncan Map 31 Lot 3 AR Zone

Mr. Duncan proposes to construct a single story garage on his property located on Little Ossipee Pond. The proposed structure can meet the required setbacks for the AR Zone which are 75 ft. frontyard, 35 ft. side and rear setback and 100 ft. shoreland setback.

Roland Denby moved to approve Dale Duncan's request to construct a single story garage meeting all necessary setbacks and that he conform to documents submitted, approval under section 2.08 and 4.02. Vote was 4-0-0 in favor.

8:30 pm David Gagnon Map 52 Lot 11 AR Zone

Mr. Gagnon did not have necessary paperwork in prior to the meeting.

8:30 pm Bruce Woodsome Map 16 Lot 11A AR Zone

Mr. Woodsome proposes to tear down an existing attached single story garage and replace it with a two story garage in its place. Mr. Woodsome would like to enlarge the garage however due to the Non-conforming lot size would infringe on the sideline setback. Mr. Woodsome would like permission to construct the new attached two story garage going no closer than 25 ft. to his side property line.

Judi Carll moved and Jon Gale seconded a motion to approve the request under Section 2.08 and 4.02 utilizing a 25 ft. sideline setback. Vote with Chairman John Roberts voting was 4-0-1 in favor. Dwayne Woodsome abstained from voting.

8:45 pm Kathleen Connolly Map 39 Lot 4 AR Zone

DEP information regarding a similar request was read. The proposed garage would not be allowed under the State Shoreland Zoning Act. A 30% expansion rule by volume and/or footprint must be used for the proposed additions. After much discussion and calculation for this project the following was proposed. The enclosure of an existing 19' x 20' deck and the addition of 2' x 14' to an existing bedroom and the addition of an 8' x 12' dressing room and a 6' x 12 ft. sunroom. This by the Board's best method of calculation would be a 28% expansion.

Roland Denby moved and Jon Gale seconded a motion to approve the enclosure of an existing 19' x 20' deck and the addition of 2' x 14' to an existing bedroom and the addition of an 8' x 12' dressing room and a 6' x 12 ft. sunroom under Section 2.08 and 4.02. Vote was 4-0-0 in favor. Records should indicate that a 28% expansion was allowed.

9:00 pm Millard Genthner Map 19 Lot 45 V Zone

Millard Genthner is proposing construction of a pitched roof on an existing trailer located on a non-conforming lot on Pearl Street. Due to the non-conforming status of the lot and trailer the Board needs to review the project.

Judi Carll moved and Roland Denby seconded a motion to approve the proposed pitched roof over the existing structure, going no closer to the frontyard setback as proposed under Section 2.08. Vote was 4-0-0 in favor.

VI NEW BUSINESS:

1. Mark Morin requesting possible handicap accessibility to existing cottage prior to purchasing cottage.

VII OLD BUSINESS:

1. Roland Ayotte

The letter from DEP regarding a determination of the proposed accessory structure indicates that the proposed shed cannot be constructed.

Jon Gale moved and Judi Carll seconded a motion to notify Mr. Ayotte that his proposal is not acceptable as per the letter from DEP dated August 9, 1993, Dwayne Morin to notify by phone and will follow up with a letter to Mr. Ayotte.

ELECTION OF OFFICERS:

Judi Carll moved and Jon Gale seconded a motion to retain the existing officers, John Roberts as Chairman, Roland Denby as Vice Chairman and Dwayne Woodsome as Secretary/Treasurer. Vote was 3-0-2 in favor.

Print Recovery Concepts

The Town of Waterboro has written a Development Grant in the amount of \$100,000.00 to help PRC in expanding their manufacturing plant. The proposed expansion would be the addition of 127 new employees. It is customary for the Planning Board to respond to the request.

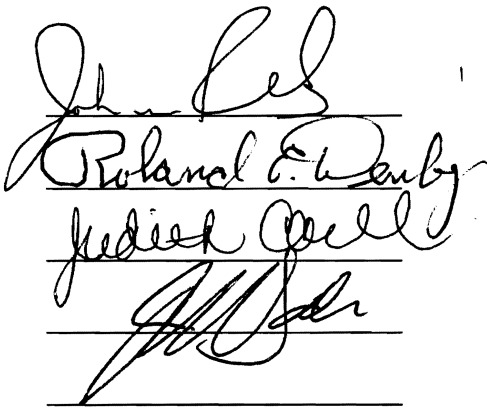
After discussion of the proposed development fund application and review of the Town's copy Jon Gale moved and Judi Carll seconded a motion to support the Development Application of Print Recovery Concepts. Vote was 4-0-0 in favor.

VIII ADJOURNMENT:

The meeting was adjourned at 9:45 pm

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer


Jon Gale
Roland G. Carby
Judi Carll
[Signature]