

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 8, 1993

Meeting called to order by Chairman, John Roberts at 7:40 p.m.

- I ROLL CALL:** Present were Roland Denby, Judi Carll, Cindy Allen, Jon Gale and John Roberts, Chairman.
Jon Gale moved and Roland Denby seconded a motion to approve Aug. 8, 1993 minutes. Vote was 3-0-0 in favor.

II COMMUNICATION AND BILLS:

1. Intent to File Applications from Saco River Corridor Commission
2. DEP Borrow Pit Notification
3. Letter from Town to Lions Club Re: Site Plan Review
4. Letter from Town to Karen Lovell Re: Hamilton Land
5. KIDS Newsletter

III APPOINTMENTS:

8:00 pm	Mr. Ken Huard	Map 29 Lot 13 AR Zone
8:15 pm	Dick Collard	Map 29 Lot 11 AR Zone
8:30 pm	Nick Masters	Map 40 Lot 9 AR Zone
8:30 pm	Leigh Goren	Map 46 Lot 2196 R Zone

8:00 pm Mr. Ken Huard Map 29 Lot 13 AR Zone

Mr. Huard is requesting permission to move a shed and attach it to an existing cottage. The existing cottage is approximately 41 ft. from the normal high water line of Ossipee Lake. Both structures fall within 100 ft. of the normal high water line. The shed is approximately 8 ft. from the side and rear property line. Mr. Huard would also like to add a deck to the side of the proposed relocated attached cottage and shed. A new gray water system is on file. A new privy is intended since Mr. Ken Gardner informed Mr. Huard that a replacement system by means of a normal field and septic tank was not allowed by the State.

Roland Denby moved and Cindy Allen seconded a motion to approve the request under Section 2.08 and the dimensions to be met as presented with the proposed deck to connect with both buildings. Vote was 4-0-0 in favor.

8:15 pm Dick Collard Map 29 Lot 11 AR Zone

Mr. Collard was in on Tuesday night to inform Sharon that he wished to be taken from the Planning Board Agenda at this time.

8:30 pm Nick Masters Map 40 Lot 9 AR Zone

Mr. Masters currently has a slab under an existing deck that protrudes towards the normal high water mark. Mr. Masters would like to construct a deck using the same dimensions as the slab located beneath the existing deck and add to the deck going towards the side property line going no closer to the normal high water mark. Documentation presented shows proposed project.

Jon Gale moved and Roland Denby seconded a motion to approve Mr. Masters request to build a deck so that no portion of the deck extends closer to the lake than the existing pad and deck to be built according to drawings submitted. Vote was 4-0-0 in favor.

Sharon to forward the paperwork to Mr. Masters Ohio address.

8:30 pm Leigh Goren Map 46 Lot 2196 R Zone

Tim Greateon from Great American Realty was representing Mr. Goren. Mr. Goren requested permission to construct a 24' x 34' cape style home on the lot utilizing 30 ft. sideline setbacks to allow the home to face the road. The abutting property has a home that faces the road and Mr. Goren would like permission to do the same. Files were checked and Energy Homes was granted permission for Lot 2197 and informed at that time that if a home could be constructed that could meet setbacks then the proposal would be acceptable to the Board.

Jon Gale moved and Judi Carll seconded a motion to approve construction of home meeting all setbacks. Vote was 4-0-0 in favor. The contractor would have approximately 1 ft. either side of the home to spare.

IV NEW BUSINESS:

V OLD BUSINESS:

1. Roland Ayotte

Mr. Ayotte was before the Board to construct a free standing shed. Through a written memo from DEP Mr. Ayotte would not be allowed to do so unless he attached the shed in some way to the existing house. Mr. Ayotte has presented a new request to tear down the existing storage area and reconstruct this to add 9.4% expansion going no closer to the normal high water mark of Ossipee Lake.

Cindy Allen moved and Roland Denby seconded a motion to approve Mr. Ayotte's new proposal to renovate the existing shed and add 9.4% sq. ft. Vote was 4-0-0 in favor.

2. Ray Janson

Ray Janson is back before the Board concerning his property located on Map 5 Lot 53 AR Zone. Letters from Dwayne Morin to Town Counsel and Town Counsel to Dwayne show that with new information provided 5 uses would be allowed on this property. Mr. Janson felt that the Town Counsel had left this decision up to the Planning Board. Previously the Board had granted Mr. Janson 6 uses with information which now seems to be incorrect. The Board felt that Mr. Janson could not sell the garage separately from the existing complex since the garage was originally used as an accessory structure. Ray also noted to the Board that it was very difficult financially to own buildings that could not be used as primary uses. The Board members were generally in favor of expanding the Village Zones in the future but that would not immediately help Ray. The Board could work on this however Ray would have to work with what is currently in place.

Jon Gale moved and Cindy Allen seconded a motion to affirm the five uses for Map 5 Lot 53 AR Zone and denied the request for the sixth use. Vote was 4-0-0 in favor.

3. Bill Doherty

Mr. Doherty had contacted Sharon to be placed on the Agenda. No one was present for the meeting on Mr. Doherty's behalf.

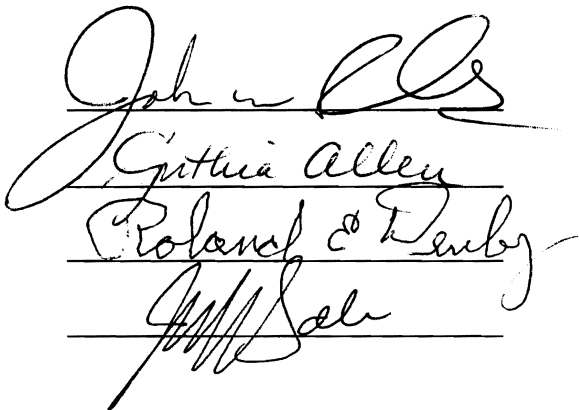
VI NEW BUSINESS:

VII ADJOURNMENT:

Meeting adjourned at 9:45 pm

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer


John Allen
Patricia Alley
Roland & Tenby
Jeff Sale