

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 13, 1993

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

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

**II MINUTES OR PREVIOUS MEETINGS:**

Jon Gale moved and Cindy Allen seconded a motion to accept the September 8, 1993 Minutes. Vote was 3-0-1 in favor.

**III COMMUNICATION AND BILLS:**

1. Letters from CEO
  2. SRCC Letters of Intent to File an Application
  3. Letter from Lance Roy Requesting an extension of Conditional Use Permit.
- Those needing action were placed under Old Business.

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:45 pm Summer Place Construction Map 42 Lot A-25 R Zone  
8:00 pm Alexander House Map 48 Lot 14 AR Zone  
8:15 pm Doug Abbott Map 29 Lot 17 AR Zone  
8:30 pm Maxine Peightal Map 31 Lots 1 & 2 AR Zone  
8:45 pm Don Prokey Map 35 Lot 15 AR Zone  
9:00 pm Bob Ryder Map 45 Lots 1646/1647 R Zone

**7:45 pm Summer Place Construction Map 42 Lot A-25 R Zone**

The is a lot in Lake Arrowhead that has previously had a building permit. The builder did not start construction and Summer Place now finds the need to go before the Board for approval due to the substandard size. The lot has 100 ft. frontage and 97 ft. at the rear property line. The lot is shaped at an angle and has a steep slope making it difficult to construct a home utilizing the required 35 ft. setback for sidelines. The proposed cape is 28 ft. in width on the lot which includes overhang and steps. The builder is requesting use of 32 ft. sideline setbacks. Jon Gale moved and Cindy Allen seconded a motion to grant approval for construction of proposed home utilizing all setback requirements with the exception that the structure go no closer than 30 ft. to the sideline bordering lot A-26. Vote was 5-0-0 in favor.

**8:00 pm Alexander Houle Map 48 Lot 14 AR Zone**

Mr. & Mrs. Houle were present and requested permission to construct a 24' x 24' garage for storage of tools etc. They have a substandard lot and border a stream that flows into Northwest Pond. The garage can meet the 100 ft. setback from the water and 35 ft. from a sideline however since there is a legally recorded seven (7) ft. right of way they cannot maintain a 75 ft. setback. Mrs. Houle noted that due to the topography of the parcel this was the only location for the garage. The Board expressed that they could not grant permission for a free standing structure to violate setbacks. Could the garage be attached by a breezeway or could a foundation be placed under the cottage for storage? The Houle's felt that the Board should see the lot.

Cindy Allen moved and Jon Gale seconded a motion to hold off on a decision until a site walk could be completed. Vote was 5-0-0 in favor. A decision to be rendered on November 10, 1993.

Mr. & Mrs. Houle were very upset, the Board members explained that it was not within the Board's authority to grant this particular location. Several suggestions were offered. The On Site was scheduled for Saturday October 16, 1993 with Board members meeting at the Town Hall at 8:30 a.m. Board requested property owners to mark the area for the proposed garage. Directions were given from West Road onto Bradburn Road.

**8:15 pm Doug Abbott Map 29 Lot 17 AR Zone**

Mr. Abbott would like permission to install a septic system on a substandard lot as well as change the existing roof pitch and add a 6 ft. x 30 ft. addition to the side of existing structure. The addition would go 20 ft. from neighbor's cottage and is approximately 14 ft. from the property line. Questions were asked if the proposed roof pitch and addition would block the view of other cottages? None believed. Addition would not have an overhang on the side. Septic designs were placed in file. Cindy Allen moved and Judi Carll seconded a motion to accept plan as presented under Section 2.08. Vote was 5-0-0 in favor.

**8:30 pm Maxine Peightal Map 31 Lots 1 & 2 AR Zone**

Maxine Peightal has just purchased an abutting lot which adds approximately 17,000 sq. ft. to her existing lot. Ms. Peightal would like to construct a single story garage 24' x 24' maintaining all required setbacks. Even with the abutting lot the lot does not conform with today's zoning.

Cindy Allen moved and Roland Denby seconded a motion to accept plan as presented meeting all setbacks under Section 2.08. Vote was 5-0-0 in favor.

**8:45 pm Don Prokey Map 35 Lot 15 AR Zone**

Mr. Prokey presented a survey for his property. Mr. Prokey is requesting permission to construct a garage that cannot meet setbacks on a substandard lot. The road as shown on the subdivision plan does not exist on the land. The road dissects Mr. Prokey's property. The Board noted to Mr. Prokey that they did not have the authority to grant his request. They suggested Mr. Prokey consider attaching the proposed garage to his cottage. They also noted that the new structure could not go closer than the existing cottage to the lot lines or high water mark of Lake Ossipee. Mr. Morin will check tax records to determine existing sq. footage to see if the proposed size of the garage would be allowed under the State 30% Rule. Mr. Prokey and Mr. Morin to be in touch and Mr. Prokey could return under Old Business.

**John Roberts turned the meeting over to Roland Denby, Vice Chairman due to potential conflict of interest for Robert Ryder's request.**

**9:00 pm Bob Ryder Map 45 Lots 1646/1647 R Zone**

Robert Ryder has two lots in Lake Arrowhead. Mr. Ryder has received Saco River Corridor Commission Approval. The location of the proposed structure would require a 20 ft. sideline setback in place of the required 35 ft. setback and the use of a 30 ft. frontyard setback in place of the required 50 ft. frontyard setback. Mr. Ryder explained that on paper there appears to be another location for a house however, approximately 9 ft. from the edge of the road there is an 11 ft. vertical drop. SRCC and DEP would not allow for filling.

Dwayne Woodsome moved and Cindy Allen seconded a motion to allow the use of a 30 ft. frontyard setback and a 20 ft. sideline setback from Lot 1648 for construction of proposed house under Section 4.02 and 7.01. Vote was 4-0-1 in favor.

**VI NEW BUSINESS:**

**Roland Denby turned the meeting back to John Roberts, Chairman.**

**VII OLD BUSINESS:**

**1. Michael Sampson Map 39 Lot 6**

Michael Sampson is back before the Board because Planning Board approval granted specific dimensions as requested by Mr. Sampson. Mr. Sampson did not realize that the dimensions included overhang. Mr. Sampson would like permission to construct a 4 ft. canopy style roof over the vegetable stand area. Mr. Sampson insured the Board that this additional 4 ft. would still be within the foot print previously presented for approval of the Board.

Roland Denby moved and Cindy Allen seconded a motion to grant permission to construct a 15' x 21' stand meeting all previously granted setbacks. Vote was 5-0-0 in favor.

**2. Lance Roy Map 45 Lot 1617**

Mr. Roy forwarded a letter requesting an extension of a Conditional Use previously issued by the Planning Board. Nothing would change from the original request and approval.

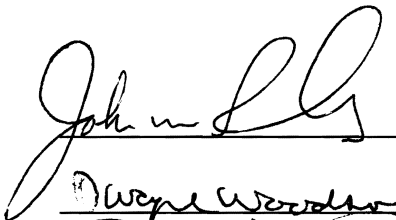
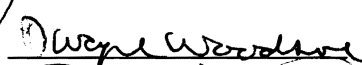
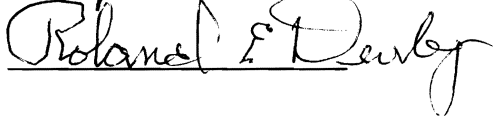
Judi Carll moved and Cindy Allen seconded a motion to re-approve a 6 month extension utilizing all currently issued conditions. Vote was 5-0-0 in favor.

**VIII ADJOURNMENT:**

It was moved and seconded to adjourn at 9:15 pm All in favor.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_