

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD DEC. 8, 1993

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT
7:45 PM

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

II MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved and Jon Gale seconded a motion to accept minutes of November 8, 1993. Vote was 4-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Shoreland Zoning News
2. Budget Request from Selectmen's Office
3. Letter to Mike Cupka Re: Relocation of Drive (Middleview Estates)
4. Letter from Bernstein, Shur, Sawyer & Nelson Re: Letter of Credit for Performance Guarantee of Future Subdivisions
5. Copy of Enforcement for Setback Violation

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:45 PM MERLE MCCORMICK MAP 45 LOT 1429 R ZONE

8:00 PM GEORGE ROBERTS

8:15 PM M R JOHNSON MAP 22 LOT 2

8:30 PM RENALD COLLINS

8:30 PM WILLIAM LEFEBVRE

8:45 PM RAY MARCOTTE

9:00 PM BILL SPEED

7:45 PM MERLE MCCORMICK MAP 45 LOT 1429 R ZONE

Mr. McCormick owns a home in Lake Arrowhead that was constructed in 1984. The lot is located on the water and Mr. McCormick would like to add a 12' x 20' attached garage however, the addition would go closer than 35 ft. to the side line. Because this addition and home are within 100 ft of the water this would also fall under the State 30% Rule.

The Board members present informed Mr. McCormick that they could not grant a variance to allow construction as presented. If Mr. McCormick could maintain the 35 ft. minimum sideline setback and go no closer to the normal high water mark they could grant permission for an addition. Mr. McCormick assured those present that the addition would be no closer to the high water mark.

Judi Carll moved and Jon Gale seconded a motion to allow construction of the garage as long as setbacks could be met and the addition go no closer to the water than existing structure and Mr. McCormick conforms with the Saco River Corridor Commission permit and does not exceed 30%. Vote was 5-0-0 in favor.

8:00 PM GEORGE ROBERTS

Mr. Roberts is before the Board requesting permission to install 170 ft. of rip rap at the normal high water line of Ossipee Lake. Mr. Roberts brought in his certified receipt and a copy was placed in his file. A letter from DEP confirming an on site inspection was also placed on file.

Jon Gale moved and Judi Carll seconded a motion to grant approval of George Roberts plan to rip rap as stated in the DEP application. Vote was 5-0-0 in favor.

8:15 PM M R JOHNSON MAP 22 LOT 2

Mr. Johnson lives on Main Street in South Waterboro Village and has approximately 1 acre of land. Mr. Johnson would like to locate a Paving Company at his home which would mean that equipment such as dump trucks, paving machinery etc. would be stored on site. The property also abuts Hamilton Brook at the rear property line. Under the Land Use Chart this type of use would require an additional 40,000 sq. ft. of land. Business cannot be granted. The Board noted if a sign is out and it becomes a problem then would be classified as a non-allowed use. Comments regarding registration of vehicles and those vehicles would be parked in his yard. Mr. Johnson asked if he could list the business in the telephone directory and the Board did not feel that it would be a problem.

Roland Denby moved and Cindy Allen seconded a motion recommending no action. Vote was in favor 5-0-0.

8:30 PM RENALD COLLINS MAP 42 LOT A-284 R ZONE

Renald Collins is requesting permission to construct a single family home on a non-conforming lot in the Lake Arrowhead Subdivision. Mr. Collins has denoted on his site plan that all setbacks can be met.

Cindy Allen moved and Judi Carll seconded a motion to grant approval for construction, structure to meet all required setbacks. Vote was in favor 5-0-0.

8:30 PM WILLIAM LEFEBVRE

Mr. Lefebvre no longer needed this scheduled appointment. Mr. Lefebvre was investigating uses on a particular piece of property prior to purchase.

Dwayne Woodsome moved and John Roberts seconded a motion to have the Town Planner draw up a petition to move the Town Meeting back to March and the Planning Board members will be responsible for passing the petition. Vote was 5-0-0 in favor.

8:45 PM RAY MARCOTTE MAP 46 LOT 2176 R ZONE

Mr. Marcotte has requested permission to construct a home on a non-conforming lot in Lake Arrowhead. Mr. Marcotte has indicated on his plot plan that all required setbacks can be met.

Dwayne Woodsome moved and Cindy Allen seconded a motion to approve a Building Permit as long as setbacks are met. Vote was in favor 5-0-0.

9:00 PM BILL SPEED NEW ARBOR ESTATES

Mr. Speed is requesting a change to Lot 1 in the New Arbor Estates Subdivision to allow placement of a home further away from the New Road which would move the location of the septic system out of the approved septic envelope. A statement from Mr. Gillespie is on file in the office stating that no additional impact would be caused by relocating the septic system.

The previous placement was a combined belief between Peter Garrett and Mr. Gillespie as long as the Town's Hydrogeologist is in agreement with the proposed change and the subdivision plan is amended.

Roland Denby moved and Cindy Allen seconded a motion to approve pending the Hydrogeologist approval. Vote was in favor 5-0-0.

VI NEW BUSINESS:

Board members discussed the budget and possibly requesting \$15.00 per meeting this year. The Board has not had a raise since the Town started paying \$10.00 per meeting. Roland mentioned that the State Law might not allow more than \$10.00. Roland will stop in and he and Dwayne Morin will research the state statutes.

VII OLD BUSINESS:

Shoreland Zoning:

The state will impose Shoreland Zoning on the Town of Waterboro. The State will take the Town to court to enforce the mandated Shoreland Zoning.

The general consensus of those present was to bring the previously proposed shoreland zoning back before the Town's people at the Annual Town Meeting in June 1994.

Dwayne Morin to notify the State that the Planning Board will be bringing this up at the Annual Town Meeting.

Judi Carll moved and Cindy Allen seconded a motion to bring Shoreland Zoning Proposal to the Town's people at Annual Town Meeting and Dwayne Morin to advise the State of this intention. Vote was in favor 5-0-0.

Mr. Curit:

Please notify the Code Enforcement Office that Mr. Curit needs to comply with the Planning Board's request of presenting an exact site plan or tear his garage structure down.

Discussion of sections of zoning that need work. Some being Shoreland Zoning, Signs, Office Buildings, in-law Apartments, State Aid Highway Listing, Expanded Village & Residential Zones, Land Use Chart for Discrepancies, and Section 2.08.

Those present instructed Sharon to book appointments starting at 7:15 p.m. as of January 12, 1994 through to 8:00 p.m. and place 1 or 2 items needing work in zoning for the remainder of the meeting.

VIII ADJOURNMENT:

Meeting adjourned at 9:38 p.m.

Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer

John M. G.
Cynthia Allen
Richard E. Denny

