

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 12, 1994

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

I ROLL CALL: Present were Roland Denby, Cindy Allen, Kerry Perkins, Dwayne Woodsome and Chairman John Roberts.

II MINUTES OF PREVIOUS MEETINGS:
Cindy Allen moved and Roland Denby seconded a motion to accept December 8, 1993 Minutes as printed. Vote was 3-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Copy of Budget Request for 1994
2. Letter of Discontinuance for the Old Buxton Road
3. Letter to Architectural Skylight Co., Inc.
4. Letter to Massabesic Lions Club
5. Letter from CEO Re: Mr. Curit
6. Letter from Emery & Garrett Groundwater, Inc.
7. Letter from U. S. Dept. of the Interior Re: Maine Cranberry Company
8. Letter to Linwood Chase of Sanford Institution for Savings Re: Deer Acres Letter of Credit (S & W Development) for Road Construction

IV REPORT OF OFFICERS:

Treasurer's Report: Unexpended Balance as of this date is \$24,800.61

V APPOINTMENTS:

7:00 p.m. Sally & Gene Morin Map 1 Lot 40B
7:30 p.m. Massabesic Lions Club Site Plan Review Map 4 Lot 24 V Zone
8:00 p.m. Ed Doggett Map 42 Lot A-6 R Zone

7:00 p.m. Sally & Gene Morin Map 1 Lot 40B

Location of this property is off Ricker Lane in South Waterboro Village. This project is for the splitting of the Morin Lot which once created forms the third lot within five years, therefore requiring subdivision.

Dwayne Morin gave an explanation of the project. Basicly this will rectify a legal problem. Roland Denby moved and Cindy Allen seconded a motion to accept proposal as Sketch Plan. Vote was 3-0-0 in favor.

It was noted by those present that the next time the Morins come before the Board they could present Preliminary and Final at the same time. A Public Hearing was scheduled for 7:00 p.m. January 27, 1994.

7:30 p.m. Massabesic Lions Club Site Plan Review Map 4 Lot 24 V Zone

Present were John Kustron, Howard Burnham and John Monteith for the Lions Club. The major reason that the Lions Club is before the Board is for the compliance of the Building to the new American Disabilities Act which mandates that all public buildings comply. If found in violation legal action could follow as well as fines. The addition of an elevator, handicap ramp and interior renovation making the second floor usable for additional rental space is the general scope of the changes.

Dwayne Morin noted that the Checklist is complete with the exception of the topography. All present agreed this would not be necessary. John Roberts noted that some of the dimensions were missing for some of the renovation project (Lab area and Front 2nd floor Rental Space). Mr. Burnham would make those changes.

Fire Marshall approval is on file. It was noted by John Roberts that the approval expires February 14, 1994. A new alarm system will be installed. The Fire Marshall's Office did not require a sprinkler system.

Roland Denby moved and Kerry Perkins seconded a motion to approve the Site Plan under Article III, Section C. of the Site Plan Review Ordinance. Vote was 3-0-0 in favor.

Shoreland Zoning: Dwayne explained to those present that there were a few changes to the previously proposed Shoreland Zoning at June Town Meeting 1993 as requested by the State. Everything else was the same. The 30% Rule would be included in this Change.

Board members asked if the State would wait for this to go before the Town's People at the Annual Town Meeting in June 1994. The State said no, they are proceeding legally to mandate Shoreland Zoning as noted in previous communication.

Dwayne also discussed other areas that he has worked on for the Planning Board to review and discuss at the next meeting, Apartment Conversions, Home Occupations, List of Roads that were State Roads or State Aid Roads on or before March 1977.

8:00 p.m. Ed Doggett Map 42 Lot A-6 R Zone

Mr. Doggett was present requesting approval for construction of a 24' x 40' ranch style home on this lot in Lake Arrowhead Estates. Dwayne noted that with a five foot stoop that was presented the 35 ft. sideline setbacks could not be maintained.

Roland Denby moved and Dwayne Woodsome seconded a motion to allow Mr. Doggett to utilize 34 ft. sideline setbacks for the construction as presented all other setbacks to be met. Vote was 4-0-0 in favor.

VI NEW BUSINESS:
VII OLD BUSINESS:

1. Robert Talbot

Mr. Talbot was before the Board in January 1991 and requested permission for the addition of a single story garage 28' x 36'. Mr. Talbot received approval however finances have not allowed the construction until this time. The Conditional Use Permit on file has expired and Mr. Talbot is requesting renewal of this Conditional Use Permit.

Kerry Perkins moved and Roland Denby seconded a motion to approve renewal of the January 11, 1991 approval. Vote was 4-0-0 in favor.

2.. Zoning Changes Previously noted above.

Roland Denby noted to those present that due to the repeal of State Law which required the Towns to pay Planning Board Members \$10.00, by requesting \$15.00 they might not receive anything since no other Board receives pay for their service.

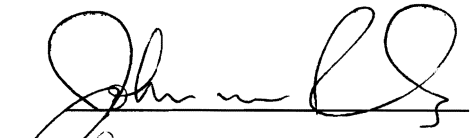
Mr. Curit has informed Van Foglio that he will remove the structure as soon as he can get the tarp thawed. A Building Permit has been requested for the addition of a roof over the trailer. Board requested Dwayne Morin to discuss this with Van. Possibly the wooden portion of the structure could be removed allowing the tarp to remain until spring.

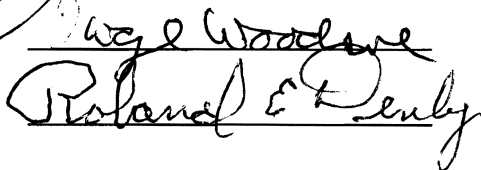
It was noted that Sharon Abbott would be on vacation during the February 24th meeting. Also those present requested the December 22, 1994 meeting be dropped due to the close proximity to Christmas.

VIII ADJOURNMENT:

Meeting adjourned at 8:45 p.m.

Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer



Dwayne Woodsome


Roland E. Denby

