

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 27, 1994

Meeting called to order by chairman, John Roberts at 7:30 p.m.

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

II MINUTES OF PREVIOUS MEETINGS:
January 12, 1994

III COMMUNICATION AND BILLS:

1. Letter of Credit for Deer Acres Subdivision

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:00 p.m. Public Hearing Sally & Gene Morin

7:30 p.m. Dave Greaton Map 43 Lot 911

7:00 PM PUBLIC HEARING GENE & SALLY MORIN MAP 1 LOT 40B

Held separately from the Regular Meeting. See Public Hearing Notes.

7:30 PM DAVE GREATON MAP 43 LOT 911

Mr. Greaton is acting on behalf of the Pallas'. The request is to allow construction of a single family dwelling in the Lake Arrowhead Subdivision utilizing a 37 ft. frontyard setback, a 25 ft. sideline setback abutting lot #912 and a 25 ft. sideline setback abutting lots 21 and 22. The 100 ft. water setback to be met.

Roland Denby moved and Dwayne Woodsome seconded a motion to allow the use of 37 ft. frontyard setback, a 25 ft. sideline setback from Lot #912 and a 24 ft. sideline setback from lots 21 & 22 and compliance with Saco River Corridor Commission Permit. Vote was 4-0-0 in favor. This approval includes permission to construct steps to the water.

VI NEW BUSINESS:

1. Shoreland Zoning

1. Shoreland Zoning

The Board of Environmental Protection met and imposed Shoreland Zoning on eight Towns one of which was the Town of Waterboro. Board members asked about enforcement, Dwayne has asked and was informed that blatant non enforcement would result in legal action.

Discussion regarding proposed zoning changes. Shoreland would be presented with a few changes as requested by the State.

Apartment Conversions would be added to the existing ordinance with less stringent density requirements.

Home Occupation would be presented deleting the 500 sq. ft. dimension for area allowed which would mean that this section would remain the same as it currently is in the Ordinance. Also the number of persons non-family members that do not reside within the building would be increased from 1 to 2.

A description of Profession and Business Offices would be added which would minimize the density requirements from existing and would add new parking requirements.

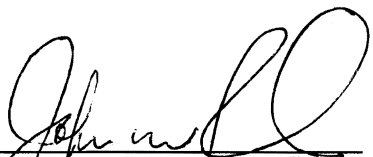
Also an addition of a list of State-aid highways existing on March 12, 1977 to be added to Article 3.03 to assist future discrepancies with uses that must have direct access to State-aid highways.


A copy of area Towns Sign Ordinances to be forwarded to the Board members for review at the February 9, 1994 meeting.

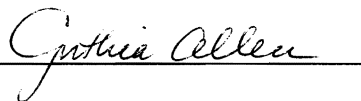
VII OLD BUSINESS:

VIII ADJOURNMENT:

Meeting adjourned at 9:15 p.m.







Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer

