

PLANNING BOARD

Town of Waterboro

WATERBORO PLANNING BOARD REGULAR MEETING MAY 26, 1994

Meeting called to order by Vice Chairman Roland Denby at 7:20 p.m.

I ROLL CALL: Present were Cindy Allen, Jon Gale, Judi Carll and Vice Chairman, Roland Denby.

II MINUTES OF PREVIOUS MEETINGS: May 12, 1994

Jon Gale moved and Cindy Allen seconded a motion to approve minutes of 5/12/94. Vote was 4-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter from Corner Post Land Surveying Re: Verification of setting of pins in Douglas Pilon Subdivision.
2. 1994 Planning & Zoning Institute Catalog

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:15 pm Leigh Goren Map 44 Lot A470 R Zone
7:30 pm Terry Horne Map 39 Lot 14 AR Zone
7:45 pm Owen Clark Map 45 Lot 1542 R Zone

7:15 pm Leigh Goren Map 44 Lot A470 R Zone

Mr. Goren would like to construct a home meeting all required setbacks in the Lake Arrowhead Subdivision. This lot falls under the substandard review portion of the Land Use Ordinance.

Cindy Allen moved and Judi Carll seconded a motion to approve Mr. Goren's request as presented meeting all required setbacks under Section 2.08. Vote was 4-0-0 in favor.

7:30 pm Terry Horne Map 39 Lot 14 AR Zone

Mr. Horne is requesting permission to construct two retaining walls approximately 90 ft. from the normal high water mark of Lake Ossipee. Mr. Horne has received DEP Permit-by-rule and is on file. Mr. Horne would also like permission to construct a deck on the rear of the cottage and also would like a deck on the front of the cottage within 50 ft. of the normal high water mark. A similar proposal was made by Mr. Horne's parents and the

request was denied by the Board in 1988. Mr. Horne informed the Board that his parents had included the front deck on the original building plans however ran out of money and now would like to add the deck. Also Mr. Horne will be upgrading the road to the cottage.

Jon Gale moved and Cindy Allen seconded a motion to allow the construction of retaining wall and stairs and the rear deck as per plan going no closer to the sideline than the house and allow the front retaining wall as planned and that the Board disallow the construction of the front deck. Vote was 4-0-0 in favor of the motion.

7:45 pm Owen Clark Map 45 Lot 1542 R Zone

Mr. Clark is representing Custom Built Homes of Maine. They are requesting permission to construct a home on a substandard lot in Lake Arrowhead Subdivision. All required setbacks can be met.

Judi Carll moved and Cindy Allen seconded a motion to approve plan of Custom Built Homes of Maine providing all setbacks can be maintained under Section 2.08. Vote was 4-0-0 in favor of the motion.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. Bill Speed Old Mill Grove Subdivision Map 13 Lot 13 F&A Zone

Mr. Speed received Sketch Plan Approval in 1992 for this subdivision. Mr. Speed would be requesting Preliminary Plan Approval with some waiver requests. A Sediment and Erosion Control Plan was placed on file. The section of Thyng's Mill Road that abuts the subdivision is paved.

A few things that need to be addressed:

1. Driveway locations

Mr. Speed would like to have the Board approve a driveway envelope of approximately 150 ft. in width to allow a person some leeway in the placement of a home on these five acre lots. Lot #1 driveway envelope would be smaller due to the proximity of the wetland area and the curve in the road which might affect the site distance.

Hydro study being reviewed by John Tewhey Associates and should be completed by the first of June.

Mr. Speed requested a waiver of the 1" = 100' to 1" = 60' and, a waiver of the erosion sedimentation plan for lots 2 and 3.

The Road Review Committee to review the proposed location of the driveway envelopes and get back to the Planning Board with recommendations. Thyng's Mill Road is 3 rods wide.

Jon Gale moved and Cindy Allen seconded a motion to recommend Preliminary Approval of Old Mill Grove subdivision based on a favorable Hydro review, a report from the Road Review Committee on proposed driveway envelopes and a waiver of the 1" = 60' to 1" = 100', and a waiver of the soil and erosion control plan for lots 2 and 3 with the Public Hearing to be held at 7:00 p.m. June 8, 1994, the Road Review Committee to review the placement of the driveways. Vote was 4-0-0 in favor.

Jon Gale moved and Cindy Allen seconded a motion that the driveway entrance for lot 1 be as presented by Paul Lawrence Soil & Erosion Sedimentation Plan. Vote was 4-0-0 in favor.

Setback lines should show 100 ft. from the abandoned right-of-way.

New Arbor Estates

Bill Speed presented the revised plan for filing and asked the Board if both of the approved locations for the septic envelopes could be used in the future. The previous owner has decided to sell the lot and since both locations went through review it would be nice to have a choice. No motion was necessary since both sites of the septic have been approved through hydro study.

Tim McCandless

Mr. McCandless now realizes that he might have to relocate his bulkhead to the rear of the building. Is this something that would be allowed?

Mr. McCandless needs to provide the Code Enforcement Office with pictures to document the foundation footprint. Age of structure needs to be determined.

Cindy Allen moved and Jon Gale seconded a motion to approve the new location of the proposed bulkhead to the rear of the building within 12 ft. of the rear property line provided that the structure was built prior to March 12, 1977, if not the bulkhead cannot be moved. Vote was 4-0-0 in favor.

Town Meeting is Saturday June 4, 1994.

VIII ADJOURNMENT:

Meeting adjourned at 8:55 p.m.

John W. Bell
James H. Bell
Robert E. Bell

Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer

Dwayne Woodsome