

# PLANNING BOARD

## Town of Waterboro

### REGULAR MEETING WATERBORO PLANNING BOARD JULY 13, 1994

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:38 PM

**I ROLL CALL:** Present were Roland Denby, Cindy Allen, Judi Carll and John Roberts, Chairman.

**II MINUTES OF PREVIOUS MEETINGS:** June 8, 1994

**III COMMUNICATION AND BILLS:**

1. Letter from John Tewhey Re: Old Mill Grove Subdivision
2. RTAC Newsletter

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:00 P.M. Champion Construction/William Doherty Map 35 Lot 17 AR Zone

7:15 P.M. Michael Libby Map 36 Lot 31 AR Zone

7:30 P.M. Mr. & Mrs. Fredericks Map 33 Lot 37 AR Zone

7:45 P.M. J. Bernier Construction Map 43 Lot 823 R Zone

**7:00 P.M. Champion Construction/William Doherty Map 35 Lot 17 AR Zone**

Mr. Charette owner of Champion Construction was representing Mr. Doherty. Mr. Doherty would like permission to place a foundation under existing cottage. The status of a septic system is unknown. The footprint of the building would not change. The Board informed Mr. Charette that the elevation of the cottage could not be raised more than 36 inches. Mr. Charette has completed another project like this and is aware of the rule. The existing structure is on sonar tubes. Dwayne Morin suggested strict erosion control methods should be used since the cottage is only 15 ft. from the normal high water mark of Ossipee Lake. To place a foundation under a cottage is classified as a conversion and a new septic system should be installed unless the status of the existing system is determined by a site evaluator to meet today's plumbing codes.

Roland Denby moved and Cindy Allen seconded a motion to approve the request contingent on a new septic design for the septic system and that strict erosion control methods be utilized during the construction process under Section 7.01, 2B., 1B., #18. Seasonal Conversion. Vote was 3-0-0 in favor.

**7:15 P.M. Michael Libby Map 36 Lot 31 AR Zone**

The Libby's are back before the Board. At the June 8, 1994 meeting the Board determined that the new structure planned to replace the existing two cottages on the property exceeded the 30% Rule and denied the Libby's Request. The Libby's have decided that they can cut decks and whatever portion of the structure necessary to meet the 30% Rule. The dimension of the main portion of the building minus the decks and porch would meet the criteria with the total square footage of the new building not to exceed 1,758 sq. ft.

Roland Denby moved and Cindy Allen seconded a motion to approve plan minus decks and porch as noted above with new location and 30% expansion included in the new proposal with dimensions not to exceed 1,758 sq. ft. under Section 7.01, 2. B., 1. A., #15A Shoreland Land Use Chart. Vote was 3-0-0 in favor.

**7:30 P.M. Mr. & Mrs. Fredericks Map 33 Lot 37 AR Zone**

The Fredericks are requesting permission to add a breezeway, deck and a two car garage with living space above the garage. On the new septic design is notes a studio apartment. The Fredericks were told that an apartment would not be allowed. The Fredericks informed the Board that they would be deleting a bedroom in the existing house and placing a master bedroom and bathroom above the garage. It was noted that a new septic design would be required with corrected information. The septic system has a variance and will need to be reviewed by the state since the variance needed exceeds the Local Plumbing Inspectors authority.

Roland Denby moved and Cindy Allen seconded a motion to approve the request meeting the minimum 10 ft. setback as indicated under Section 2.08 for the breezeway, garage and with a bedroom and bath above the garage and a 18' x 24' deck. Vote was 3-0-0 in favor.

**7:45 P.M. J. Bernier Construction Map 43 Lot 823 R Zone**

Mr. Bernier is proposing a 26' x 36' house. These dimensions do not include eaves or steps. The board members asked if 34 ft. sideline setbacks would be sufficient Mr. Bernier agreed the house could be constructed meeting those setbacks.

Roland Denby moved and Judi Carll seconded a motion to approve 34 ft. sideline setbacks for this lot all other setbacks to be maintained under Section 2.08, and 3.03. Vote was 3-0-0 in favor.

**VI NEW BUSINESS:**

**VII OLD BUSINESS:**

**1. Fred & Jean O'Clair Subdivision**

Those present were informed that the Planning Board could not grant further approval of the two lots for subdivision until the trailers comply with the required setbacks by either relocating them on the property or removing them from the property. Once this has been done the Board could review the subdivision for approval. Jean O'Clair's name needs to be removed from the plan since she is deceased.

As soon as the lots comply contact the Planning Office and they will be placed on the next available Planning Board Meeting.

**2. Old Mill Grove Subdivision**

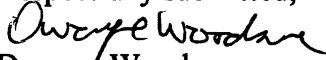
The review of the Hydrostudy is complete. Dwayne Morin will be in touch with John Tewhey and Mr. Speed to confer on the suggested relocation of the septic systems.

**Minutes**

Roland Denby moved and Judi Carll seconded a motion to accept the minutes of June 8, 1994. Vote was 3-0-0 in favor.

**VIII ADJOURNMENT:** Meeting adjourned at 8:53 P.M.

Respectfully submitted,

  
Dwayne Woodsome  
Secretary/Treasurer

