

# PLANNING BOARD

## Town of Waterboro

### REGULAR MEETING WATERBORO PLANNING BOARD SEPT. 14, 1994

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

**I ROLL CALL:** Present were Judi Carll, Cindy Allen, Roland Denby, Dwayne Woodsome, Lawrence Jacobsen, Everett Whitten and John Roberts.

**II MINUTES OF PREVIOUS MEETINGS:** August 10, 1994 & August 24, 1994

Sharon noted that an error had been corrected (Dwayne Morin to Dwayne Woodsome) that needed approval by the Board. Roland Denby moved and Dwayne Woodsome seconded a motion to accept the August 10, 1994 minutes as read and corrected. Vote was 5-0-0 in favor.

August 25, 1994 Dwayne Woodsome noted a change, the problem was not identified and the minutes will be brought back at the September 22, 1994 meeting for approval. Also noted attendance.

**III COMMUNICATION AND BILLS:**

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:00 PM Thomas Bullard Map 1 Lot 1 & 1A AR Zone

7:00 PM Biddeford Savings Bank Map 22 Lot 8 V Zone

7:15 PM S.A.D. #57 Map 1 Lot 39 V Zone

7:30 PM Jim Gerry Map 1 Lot 23 Village & Residential Zone

7:45 PM James Toothaker Map 33 Lot 16-1 AR Zone

**Thomas Bullard Map 1 Lots 1 & 1A AR Zone**

Mr. Bullard would like to amend his request to 100 ft. x 1,600 ft. in length. One lot is in tree growth which needs to be pulled out and one lot is in Mr. Bullard's fathers name which is now in both Thomas Bullard and his brother. Dwayne Morin suggested permission from his brother would be beneficial. Mr. Bullard noted his brother was notified by certified mail of the proposal and the land needs to be taken out of tree growth and his brother would need to sign off in order to accomplish that. No further restrictions were required from F.A.A. they had simply suggested lengthening the strip to accommodate larger planes.

Roland Denby moved and Judi Carll seconded a motion to approve Thomas Bullard's request to construct a private airstrip under Section 3.09 #39 providing he takes the land out of tree growth and receives permission from his brother. Vote was 6-0-0 in favor.

**Biddeford Savings Bank Map 22 Lot 8 Village Zone**

The Bank is requesting a waiver of the hydrogeological study. The system is a standard chamber system that has been designed for 180 gallons per day. This would equal a system designed for a two bedroom home. The bank intends to have approximately 6 full time people.

Roland Denby moved Cindy Allen seconded a motion to waive the hydro study . Questions asked about abutting wells. They have been located and are meet the state regulations. The bank intends to hook onto the water system. Vote was 6-0-0 in favor.

Conditional Use Permit. The biggest concern is regarding the lot coverage and the bank will have 49.3% lot coverage. This falls within the 50% requirement. Parking requirements are being met with 9 regular parking spaces and 2 handicap parking spaces. Entrance and Exit permit is on file from DOT.

Roland Denby moved and Cindy Allen seconded a motion to approve the request of Biddeford Savings Bank for Map 22 Lot 8 under Section 3.04, 3.09 #36, 4.02 and 7.09 . Vote was 6-0-0 in favor.

**S.A.D. #57 Map 1 Lot 39 Village Zone**

The school currently has an 8' x 10' slab where a pump house was previously located, that sits approximately 10 ft. from a dug pond that directly meets the brook. They are requesting expansion of the building to a 10' x 10' pump house. This falls within the shoreland area and therefore requires Planning Board review. Pee Wee Dube was present representing the school. He also requested pouring concrete in and around the inlet to the pump house to stop the vandalism. The construction proposed is of cement block with a steel door. The work has been donated. The pump house needs to be close to the man made pond because the pump cannot draw from a further distance.

Dwayne Woodsome moved and Roland Denby seconded a motion to allow S.A.D. #57 to construct a 10' x 10' pump house going no closer than the existing foundation and any excavation and pouring to correct the outside as previously noted in the minutes. Vote was 6-0-0 in favor.

**Jim Gerry Map 1 Lot 23 Village and Residential Zone**

Mr. Gerry is requesting permission to place a bridge to span the brook for access to construction sight for three new homes owned by his children and families. Mr. Gerry received approval for a similar bridge however the Planning Board granted him use of this for a utility easement only. A right of way across Mr. Martin's property is currently being used for access to the area of construction. Mr. Gerry has provided pictures, proposed construction material for the bridge and a copy of paperwork forwarded to the Army Corp of Engineers. Mr. Gerry is planning to use 2 "I" Beams and two poles with planking for the bridge. Permit #14 was filed with the Army Corp of Engineers. Dwayne Morin informed Mr. Gerry that he would receive a permit from the Army Corp.

Roland Denby moved and Everett Whitten seconded a motion to approve Jim Gerry's request to cross Hamilton Brook subject to approval from the Army Corp of Engineers. Vote was 6-0-0 in favor.

**Jim Toothaker Map 33 Lot 16-1 AR Zone**

Mr. Toothaker is requesting permission to construct a free standing 32' x 52' garage with a gambrel style roof on this lot which measures approximately 125' x 125'. Mr. Toothaker has stated that he will be using this for storage only. The building will have no electricity or windows. Setbacks from rear and sidelines can be met however the front yard setback of 75 ft. cannot be met. Relief from the front yard setback is requested. Mr. Toothaker owns three lots that were in the Bradbury Park Subdivision noted as #3, #22, #42 on the original subdivision plan. The roads noted on that subdivision do not exist on the face of the earth however, are legally recorded right of ways. The tax map shows Mr. Toothaker's land going to Webber Road in actuality his land does not abut <sup>Fishery</sup> Webber Road. Each lot stands on its own since they are in different names. The lot is grandfathered and the Board can place the structure under 2.08 of the Zoning Ordinance.

Judy Carll moved and Cindy Allen seconded a motion to approve James Toothaker's request to construct a 32' x 52' two story gambrel style garage meeting 35 ft. sideline and rear setbacks and a 25 ft. setback from the legally recorded right of way noted on the Bradbury Park Subdivision. Vote was 6-0-0 in favor.

**VI NEW BUSINESS:**

## **VII OLD BUSINESS:**

### **1. OLD MILL GROVE**

Two items remain unresolved, 1) Shared cost for drainage and 2) Acquiring a drainage easement. The Board of Selectmen voted at their September 6th meeting to split the cost of improving the drainage with the developer. An easement will need to be acquired from Mr. Woodsome to allow the town to enlarge the existing culvert or place a new culvert under the driveway Mr. Woodsome is currently on vacation and will be back on Friday September 16th. Dwayne Woodsome feels that the right of way noted on the plan for Thyngs Mill Road is not three rods wide between stone walls. The lots are exactly five acres in size and if the road width has not been taken into consideration the lots would be substandard. Bill Speed informed the Board that the developer would be more than willing to grant land from the opposite side of Thyngs Mill Road from another parcel owned by the same developers however the road is an easement road as noted on the plan. Further clarification from the surveyor regarding the Thyngs Mill Road. Recommended that this be tabled until next meeting. Dwayne Morin asked what would happen if Mr. Andrew Woodsome does not grant the town an easement to repair and maintain the culvert? Would the project be killed? John Roberts noted that the Board's responsibility was to protect the health and welfare of the towns people. Mr. Butterfield felt that the project is being held up because the Town has not acquired the necessary easements. Dwayne Morin will be in touch with Andrew Woodsome for drainage easement on Friday September 16, 1994. Dwayne has reviewed the plans for Final Approval all criteria has been met with the exception of the drainage situation. This to be brought up under Old Business at the next meeting.

### **2. Election of Officers**

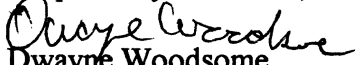
Roland Denby declined nomination for Chairman.

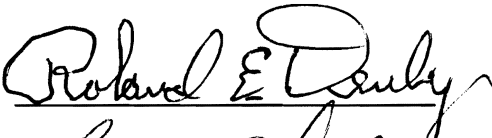
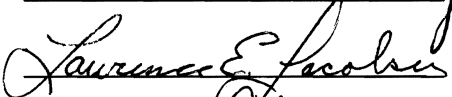


Dwayne Woodsome moved and Judi Carll seconded a motion to nominate John Roberts for Chairman, Roland Denby for Vice Chairman and Dwayne Woodsome for Secretary/Treasurer. Vote was 6-0-0 in favor. John Roberts declared the officers for the ensuing year to be as voted.

John Roberts noted he would not be at the September 22, 1994 meeting and Cindy Allen will be away on business and will not be in attendance.

**VII ADJOURNMENT:**

Cindy Allen moved and Everett Whitten seconded a motion to adjourn at 9:35 p.m. Vote was 6-0-0 in favor.

Respectfully submitted,  
  
Dwayne Woodsome  
Secretary/Treasurer

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