

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

OCTOBER 12, 1994

Meeting Called To Order By Chairman at 7:04 p.m.

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

II MINUTES OF PREVIOUS MEETINGS: September 22, 1994

Roland Denby moved and Everett Whitten seconded a motion to accept 9/22/94 minutes as written. Vote was 4-0-2 in favor.

III COMMUNICATION AND BILLS:

1. RTAC Newsletter
2. Natural Resources Council of Maine
3. Minutes from Zoning Board of Appeals on Sanfrason and Milk Room
4. Letter to Robert Smith from CEO cc to Planning Board

IV REPORT OF OFFICERS:

V APPOINTMENTS:

- 7:15 pm S.A.D. #57 - PeeWee Dube Map 1 Lot 39 V Zone
- 7:30 pm Donald Nevers Map 45 Lot 1456 R Zone
- 7:40 pm Glenn Plante Map 10 Lot 47 AR Zone

SAD #57/PeeWee Dube Map 1 Lot 39 V Zone

Pee Wee Dube is back before the Board to ask for a larger building than previously approved to house the pump for the watering system. Since Mr. Dube was in before the Board on September 14th, 1994, the School purchased a new pump and it will not fit in the 10' x 10' that the Board approved. I believe Mr. Dube is requesting a 10' x 12' in place of the 10' x 10'.

After discussion the Board felt that a 12' x 12' would be appropriate. Roland Denby moved and Cindy Allen seconded a motion to approve a 12' x 12' cement building to house the pump and cover the outside outlet for protection against vandalism. Vote was 5-0-0 in favor.

Discussion regarding issues that should be addressed for the Milk Room Request. Areas of concern from the Public Hearing and the Zoning Board of Appeals Public Hearing were:

1. Entrance/Exit from Pearl Street
2. Curbing remaining area for traffic flow
3. Grading plan with an oil and water separator (Roland mentioned that they should be aware that Goodwins Mill Road is 3 rods wide.)
4. Lighting could be a problem, downward light possibly with landscape buffer.

7:30 pm Donald Nevers Map 45 Lot 1456 R Zone

Mr. Nevers is requesting permission to construct a 1 1/2 story home on a substandard lot located on the Old Portland Road and a portion of Center Circle. The lot has approximately 24,000 sq. ft. and Mr. Nevers has presented a plot plan that shows setbacks can be maintained. The only area of concern is that portion of the lot that abuts Center Circle. This lot does not fall within Saco River Corridor Commission. John Roberts explained to Mr. Nevers that the frontyard setback needs to be maintained from Old Portland Road and Center Circle.

Roland Denby moved and Lawrence Jacobsen seconded a motion to approve Mr. Nevers request meeting all required setbacks. Vote was 6-0-0 in favor.

7:40 pm Glenn Plante Map 10 Lot 47 AR Zone

Mr. Plante owns a substandard lot on the Silas Brown Road in North Waterboro. The Code Enforcement Officer felt that due to the size of the lot the request to place a Baseball Card Collector Shop as a home occupation in the basement area utilizing a one bay garage space would need review by the Planning Board. Mr. Plante has plenty of site distance for people pulling out of his driveway.

Cindy Allen moved and Judi Carll seconded a motion to approve the Home Occupation for a Baseball Card Collection Shop. Vote was 6-0-0 in favor.

Cindy Allen moved and Judi Carll seconded a motion to waive the \$25.00 Planning Board fee. Vote was 6-0-0 in favor.

All information provided by Mr. Plante was placed on file.

The Planning Board moved the meeting to the downstairs area to enable handicap accessibility for the remainder to the meeting.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. The Milk Room

The Milk Room received a variance from the Zoning Board of Appeals and is now before the Board for a Conditional Use Permit.

Dwayne Morin noted the areas of concern for the proposed project:

1. Pearl Street Access
2. Grading, Drainage, & Oil and Water Separator
3. Landscape buffer - fence for adjacent property
4. Lighting - Downward lighting.

It was noted that the Zoning Board of Appeals meeting revealed concern of traffic onto Pearl Street as well as the Public Hearing scheduled by the Planning Board. The Pelletiers noted that they will not be using Pearl Street as an access. The Road Review had asked for a 25 ft. radius instead of continuing the squared off access and the Pelletier's were in agreement with the proposal. Mr. Pelletier asked if there could be a second access in the area of a telephone pole onto Goodwins Mill Road. Dwayne Morin noted the Town regulations allow no access closer than 50 ft. from an intersection. Paul Pelletier mentioned that they would be using one 12,000 gallon tank not two as noted on the previous plan. A fence is planned towards Peter Boutet's property. The grading/drainage plan is being completed by Simard. The Board would like this information presented for approval. The Pelletier's asked if the Board could act on the Conditional Use Permit if possible. The company doing the plan will be meeting Osher, State and Federal Regulations.

Cindy Allen moved and Roland Denby seconded a motion to approve the Conditional Use Request of Mr. Pelletier to include but not limited to the following conditions:

1. No access on Pearl Street,
2. Drainage & Grading plan with the inclusion of an oil and water separator,
3. Landscaping plan including fencing and curbing to limit access,
4. Flare out the corner of Pearl Street,

and any other reasonable conditions that may arise once the above has been presented to the Planning Board under Sections 2.08, 3.09 #21, 4.01, 4.02, 4.03, 5.01 and 9.01. Vote was 6-0-0 in favor.

Mr. Pelletier asked the Board if there would okay if they placed a 500 gallon tank above ground skid tank of kerosene inside a septic tank for self service during the fall? The

Board did not see a problem the sideline setbacks should be maintained and the future location should be noted on the grading plan. Customarily the engineers will present an existing contour and a finish contour. Barriers need to be 50 ft. from each intersection and cannot obstruct view. Mr. Pelletier intends to have barriers all the same. Questions asked regarding handicap accessibility the board noted that the Code Enforcement Office would be able to help Mr. Pelletier with rules regarding this issue.

Dwayne Morin noted to the Board members the need now that we are starting a new year to consider changes to the Zone lines making certain areas less restrictive, Roland mentioned the need to develop a list of standard conditions that could be placed on use permits and the Subdivision Regulations need to be updated. Dwayne noted we will try to book appointments allowing time for planning.

VII ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John R. Bell
Gustavia Allen
Robert E. Dwyer
Judith Carroll

Everett F. White

