

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

NOVEMBER 9, 1994

Meeting Called To Order By Chairman at 7:15 p.m.

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

II MINUTES OF PREVIOUS MEETINGS: October 27, 1994

Roland Denby moved and Everett Whitten seconded a motion to accept 10/27/94 minutes as read. Vote was 3-0-1 in favor.

III COMMUNICATION AND BILLS:

1. Shoreland Zoning News
2. Letter: Monumentation being set for Old Mill Grove Subdivision
3. Traveling Smart News
4. Info from The Trust For Public Land

IV REPORT OF OFFICERS:

Dwayne Woodsome, Secretary/Treasurer reported that the Planning Board has a balance of \$18,825.56 in their account for the fiscal year 194-1995.

V APPOINTMENTS:

- 7:15 pm Richard Prokey Map 35 Lot 23 AR Zone
7:30 pm Donald Allen Map 25 Lot 4 V Zone

Richard Prokey Map 35 Lot 23 AR Zone

Mr. Prokey is requesting permission to rip rap approximately 50 ft. of shoreline to retard the erosion that has worsened over the years using filter fabric and completed as per the recommended specifications of the Department of Environmental Protection Agency. Mr. Prokey explained that he can position a 2" x 4" under the existing banking which used to be solid. A Permit-By-Rule application has been filed with Maine DEP and was received by the Portland office on Monday, November 7, 1994. Mr. Prokey would like to complete the project prior to him leaving for the south in approximately 1 month. Dwayne Morin noted that as long as the project is completed to DEP specifications this project would meet all local ordinances.

Roland Denby moved and Everett Whitten seconded a motion to approve the request for rip rap as per DEP approval and specifications. Vote was 4-0-0 in favor.

7:30 pm Donald Allen Map 25 Lot 4 V Zone

Dwayne Morin explained to those present that a number of years ago Mr. Allen had been through Site Plan Review due to the mixed uses on the property. Since Mr. Allen has installed Diesel Tanks and is now planning to enlarge parking area for the Variety store and the additional rental unit as well as install a K-1 tank Mr. Nelson felt the need for review to the Site Plan previously approved. Mr. Allen is requesting an addition to the Variety store of approximately 8' x 8' to allow him to have 24 hour service. The board members asked questions regarding the location of the new leach field, asked if there was enough clearance to allow traffic flow on either side of the Variety store. Mr. Allen informed those present that there was enough clearance for traffic and the leach field was far enough away from the flow of traffic and the new addition. Sharon noted that Steve Foglio had reviewed the septic plans on Tuesday evening and he was also the inspector upon installation of the new system and he did not see any problems with the request and the proximity to the addition or traffic flow. Don noted that the K-1 tank would be placed inside a septic tank as is customary for installation. The additional parking area is approximately 70' x 50'.

Roland Denby moved and Everett Whitten seconded a motion to approve the amendment to the site plan and the request for the additional parking, the addition to the building, the previous addition of Diesel Tank and the K-1 tank. Vote was 3-0-1 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. James Toothaker

The request for an 1190 form by Mr. Toothaker was reviewed between appointments with the following results:

The Planning Board members reviewed previous minutes that stated the intention for no electricity when the construction of the 32' x 52' building was approved. Mr. Toothaker had asked Sharon if he could have permission to install power to enable him to install an alarm system in the garage.

Dwayne Woodsome moved and Everett Whitten seconded a motion to allow an 1190 for provided no windows be placed in the garage and the garage be used for storage and/or maintenance on personal vehicles (no commercial vehicles) and recreational vehicles and that no interior petitions be placed in the building. Vote was 4-0-0 in favor.

The Board members discussed the elevation of the Biddeford Savings Bank building. The bank had noted at a previous meeting that the elevation would be approximately 1 1/2 ft. above the grade of Route 202/4. Dwayne Morin informed those present that none of the documents noted elevations for the project. Doug Foglio had informed Dwayne Morin that the project is about 4 1/2 above the elevation of Route 202/4.

VII ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 8:34 p.m.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

Roland E. Denby
Lawrence E. Jacobson
Dwayne Woodsome

