

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

DECEMBER 14, 1994

Meeting Called To Order by Vice Chairman, Roland Denby at 7:20 P.M.

I ROLL CALL: Present were Roland Denby, Lawrence Jacobsen, Judi Carll, and Dwayne Woodsome.

II MINUTES OF PREVIOUS MEETINGS:

November 9, 1994 Minutes Dwayne Woodsome moved and Larry Jacobsen seconded a motion to approve November 9, 1994 minutes. Vote was 3-0-1 in favor.

III COMMUNICATION AND BILLS:

1. Letter to Joseph Vitko, Jr. Re: Structure destroyed by fire
2. RTAC News

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:15 p.m. John Cote Revision of The Cathedral Pines Subdivision

7:30 p.m. Robert Talbot Map 21 Lot 1 Village Zone

7:15 p.m. John Cote Revision of The Cathedral Pines Subdivision

Mr. Cote has purchased a lot within The Cathedral Pines Subdivision as well as abutting property. Mr. Cote would like to construct a home in the center of the new parcel which has increased from 5.3 acres to 8.89 acres. Since the subdivision plan indicates setback lines and the proposed location of the structure falls within those lines the Town Attorney feels that a revision is required. Mr. Cote was not the original developer however since he is making the change he has filed the revision. Rodney Chadbourne was the surveyor for this subdivision. Dwayne Morin requested updates to the notes on the plan and 1-7 additional notes are now added to the plan.

Dwayne Woodsome moved to approve Mr. Cote's Revision of The Cathedral Pines Subdivision to increase Mr. Cote's lot from 5.3 acres to 8.89 acres to allow him to build in the center of the lot. Vote was 4-0-0 in favor.

7:30 p.m. Robert Talbot Map 21 Lot 1 Village Zone

Mr. Talbot owns and operates Mr. T's in South Waterboro Village. Mr. Talbot received previous approval for sale of motorcycle parts and bikes and also has an inspection station. Mr. Talbot had no intention to service at the time of the approval in 1991. Mr. Talbot has added a 24' x 36' garage to the original structure and is now requesting permission to service and repair Harley Motorcycles.

Does Mr. Talbot have any hazardous waste material? Mr. Talbot provided his records from State of Maine D.E.P. , Hazardous Waste Manifest Section regarding the oil. The oil is currently picked up quarterly and is stored in a five gallon container. Intended hours are Winter 9:00 a.m. to 5:00 p.m. and Summer 9:00 a.m. to 6:00 p.m. There would be no outside storage of bikes or spare parts that would constitute junk. Mr. Talbot has followed the Board's instruction regarding his entrance and exit. Those present recommended Mr. Talbot acquire a Hazardous Waste Permit and possibly a double containment system of waste oil. There are no floor drains in the new addition.

Judi Carll moved and Larry Jacobsen seconded a motion to approve the change to the previously issued Conditional Use Permit to allow repair as noted in Section 3.09, Item #30 of the revised Waterboro Zoning Regulations and Mr. Talbot acquire a Hazardous Permit from the Town. A copy of the minutes will be forwarded to the members of the Hazardous Waste Committee. Operating hours to be within the hours of 7:00 a.m. to 8:00 p.m. daily for repairs. Vote was 4-0-0 in favor.

VI OLD BUSINESS:

VII NEW BUSINESS:

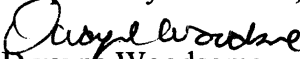
Dwayne Morin gave those present proposed changes to Section 7 of the Waterboro Zoning Ordinance that are State Imposed Changes contingent on changes being adopted.

Dwayne also gave those present a copy of proposed additions to the Subdivision Regulations for review to discuss further at the January meeting. Specifically addressing the Performance Guarantee Provisions and Guarantee. Subdivision Regulation changes can be voted on by the Board members and enacted by an affirmative vote. Larry Jacobsen suggested the Board consider working on the regulations to allow minor changes to Subdivisions that would allow for additional land such as The Cathedral Pines Subdivision and other changes minor in nature, without filing a revised plan. Roland Denby noted that Section 1, 1.04 water supply noted in line 7 be revised since the Town now has a water system.

VIII ADJOURNMENT:

It was moved and seconded to adjourn at 8:52 p.m.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer

