

# SELECTMEN'S MEETING MINUTES

January 9, 1990

Regular meeting of the Waterboro Board of Selectmen.

PRESENT: Chairman Andrew C. Woodsome, Jr., Robert C. Fay.

## NEW BUSINESS:

RENE FRECHETTE: Mr. Frechette has been before the Zoning Board of Appeals and has been denied. CEO Van Foglio asked for this meeting to try to get the situation taken care of, this has been going on for about 2 years. Mr. Frechette stated that he would like a variance so he can have a garage. Mr. Frechette's attorney Mr. Lefebvre reviewed the case. Mr. Frechette went before the ZBA on 12/19/89 and was denied and he has until January 19th to file an appeal, he bought the house in 1985, moved in opened a gift shop. Mr. Frechette corrected Mr. Lefebvre saying that it was a beauty shop and then expanded to a gift shop. His son lived upstairs but moved out and he and his wife moved in. He now has two businesses with one living area. He needs sixty thousand square feet according to the Town's Zoning Ordinance and his survey shows that he only has 53,950 square feet. Attorney Bob Furbish stated that it has been proven in the courts that they do not have enough square footage. Mr. Lefebvre stated that he didn't know why they were asked to come to this meeting. Sel. Fay told them that Van Foglio asked for this meeting to work something out and if they do not want to work something out then there is no need for this meeting, the Board has discussed issuing a concent decree that will allow one business and one residence valid only for his use if he should sell or stop living there then the concent decree is no longer valid. Mr. Lefebvre stated that they would like a concent decree to allow the back stairs enclosed and attach it to a two car garage. Sel. Fay stated that the garage is not being considered, the concent decree is for only one business and one residence. Mr. Lefebvre asked if the concent decree could be between the Town and the Frechette family to include his children. Bob Furbish stated that he could be done but the family members should be identified on the concent decree for the length of time that the Frechette family owns the property. It was agreeable between the parties to work out a concent decree. Sel. Fay made the motion for the attorneys to discuss and handle the concent decree. Motion seconded, voted, passed.

CHRIS HUCK: Mr. Huck bought a lot with a foundation already there in 1987 and he told Van about it at that time that it didn't meet zoning requirements. Van issued a letter of no action which is now no longer valid. Mr. Huck didn't get the measurements to Van and he is a foot and a half off. Sel. Fay voted to issue a concent decree to Mr. Huck. Chm. Woodsome voted not to issue a concent decree.

ED WALTON: Mr. Walton came in to discuss why he needed three lots to build one in Lake Arrowhead. Mr. Walton has asked to swap his one lot for three lots. The decision that he showed the Board that he needed three lots was dated in 1977. He can't put a septic system on his lot. This will be a summer residence. The Board told him that there has never been a swap of three lots for one lot. Mr. Walton stated that wouldn't it be better to receive taxes on these three lots then keep them in the Town's name.

Lake Arrowhead will not give him a ten foot easement for his septic system. His research has shown that he needs three lots to meet Saco River Corridor Commission's requirements. Chm. Woodsome stated that he is dead set against swapping one lot for three lots. Mr. Walton told the Board that he has paid taxes on his lot for twenty years and has nothing to show. Chm. Woodsome told Mr. Walton that if he wanted to swap for two lots then it would be okay. Mr. Walton stated that his lot is a waterfront lot and it was his understanding that the swap would have to be for waterfront lots. Chm. Woodsome informed Mr. Walton that there is no place in the agreement that it has to be a waterfront lot for a waterfront lot. Will guarantee a buildable lot but it doesn't have to be a waterfront lot. Sel. Fay agreed with Chm. Woodsome. Chm. Woodsome stated that Mr. Walton has been sitting on this since 1969. Mr. Walton stated that Lake Arrowhead will not make it buildable and a waterfront lot swap is owed to him. The Board also informed Mr. Walton that it will be up to Town Meeting approval if the swap will take place since the agreement has expired 1/1/90.

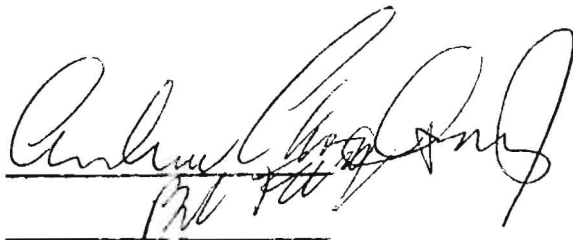
The Board will hold a Public Hearing on January 24th at 7:30 p.m. with a storm date of January 25th to receive input and ideas from the Townspeople on how to utilize the East Waterboro School.

Dave Tibbetts asked Chm. Woodsome if there is a place at the dump to dispose of small amounts of asbestos. The Town of Sanford has one. Chm. Woodsome feels that it would be a good idea.

The Board voted to buy Ed Waterhouse a plaque to present to him at next weeks Council Meeting for twenty years as a Constable and ten years as a custodian.

Board signed the warrant for payment of bills and payroll.

approved

A handwritten signature in cursive script, appearing to read "Andrew Chas. Fay", is written over a horizontal line. Below the line, the initials "A.C.F." are visible.