

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JANUARY 25, 1990

MEETING CALLED TO ORDER BY VICE CHAIRMAN ROLAND DENBY AT 8:15 P.M.

I ROLLCALL: Present were Anna Jackson, Judi Carll, Jon Gale,
and Vice Chairman, Roland Denby.

II MINUTES OF PREVIOUS MEETINGS: January 10, 1990

III COMMUNICATIONS AND BILLS:

1. SMRPC December Issue Newsletter
2. Saco River Corridor Commission Notice of Intent to File
3. Letter from K Lovell Re: Proposed Amendment to 4.04
4. Planning Board Annual Report
5. Letter to Mr. Belanger Re: Tonights meeting
6. Letter from Town Planner to Albert Hanson
7. Lionel Belanger's New Letter of Credit
8. Community Health Beat Newsletter
9. MAP General Membership Meeting February 2, 1990
10. Advertisements
11. Phase I Beaver Pond Estates
12. West Hill Subdivision
13. SMRT Re: Overall Site Plan of MSAD #57 Campus
14. Notice of Public Hearing Foley Gravel Extraction Project

IV REPORT OF OFFICERS:

V APPOINTMENTS:

8:00 P.M. COLONIAL CONTRACTORS
8:15 P.M. LORRAINE MERRILL
8:30 P.M. WILLIAM GOODRICH
8:45 P.M. WENTZELL CONSTRUCTION
9:00 P.M. KIM JANOTTA

8:00 P.M. COLONIAL CONTRACTORS MAP 45 LOT 1721 ZONE R

Lot is very narrow. Contractor would need an easement of lot line setbacks for construction of a 24' wide home with 2 ft. steps. Drive to exit onto Old Portland Road. Mr. Cragin informed the board that Lake Arrowhead allows trees to be cut 10 ft. around construction area and trees under a certain size.

Anna Jackson moved to grant permission to build within 33 ft. next to lot #1720 and within 27 ft. next to lot #1722, and that they meet the 50 ft. setback on Evergreen and Old Portland Road per Zoning Ordinance. Jon Gale seconded the motion. Vote was (4) in favor.

8:15 P.M. LORRAINE MERRILL MAP 19 LOT 56 ZONE VILLAGE

Ms. Merrill is requesting a home occupation in her located in the Village of South Waterboro. Lot currently has approximately 26,000 sq. ft. A Pet supply shop for birds and fish supplies is currently planned. A portion of the Merrill residence will be used for the home occupation. Board referred to Zoning Ordinance. Attorney's opinion on this matter would be that 40,000 sq. ft. would be needed. Due to the Court case previously tried and won by the Town.

Anna Jackson made a recommendation that Lorraine Merrill be denied due to not meeting the required 40,000 sq. ft. and that she can if she desires go to the Zoning Board of Appeals. Jon Gale seconded the motion. Vote was (4) in favor.

8:30 P.M. WILLIAM GOODRICH BASSLAND ACRES

Mr. Goodrich currently has lot #7 of Bassland Acres under contract. He wishes to have his own drive. Minutes referred to regarding Lot #8 request to relocate the common drive. A 50 ft. right of way would be granted to Mr. Goodrich over Lot #8 property. This 50 ft. would require a great deal of bulldozing. Town Planner, Dwayne Morin noted that if this were granted this would be a revision to the original subdivision. Board set up an on site inspection for January 30, 1990 at 9:30 A.M. Board members to meet at the Town Office. Snow date is January 31, 1990 at 9:30 A.M. Mr. Goodrich would be placed under Old Business at the February 22, 1990 meeting.

8:45 P.M. WENTZELL CONSTRUCTION MAP 42 LOT A-160 ZONE R

Measurements presented on the plot plan are to the drip edge. Mr. Wentzell is aware of the violation problem.

Anna Jackson moved to accept the plot plan as presented with a 20 ft. setback on rear lot line bordering lots A161 and A162 and the 50 ft. setback from Foxridge Circle and Greenfield Road be met as well as the 35 ft. setback bordering the greenbelt and A159. Jon Gale seconded the motion. Vote was (4) in favor.

9:00 P.M. KIM JANOTTA MAP 6 LOT 29-1 ZONE SPLIT AR & FA

Mr. Janotta will be presenting a subdivision plan for this lot at the February 22, 1990 meeting. He is requesting permission to place a 33 ft. recreational vehicle on property for use as a weekend camp. He intends to build a home but until his current residence is sold he is not building. An HHE 200 form was presented and Mr. Janotta intends to use a generator for power. Ordinances referred to.

Anna Jackson moved that Kim Janotta be given permission to place a mobile home on Map 6 Lot 29-1 to be placed on a permanent foundation and to be 400 sq. ft. and a septic system. Jon Gale seconded the motion. Vote was (4) in favor.

VI OLD BUSINESS:

**FOLEY GRAVEL EXTRACTION PROJECT
RESIGNING OF STEVEN BOIVIN REVISION TO BUFF BROOK ESTATES**

FOLEY GRAVEL EXTRACTION PROJECT

The Chairman, John Roberts requested that due to the concerns voiced at the Public Hearing, an On Site Meeting be scheduled with the Road Review Committee, Road Commissioner and other concerned committees prior to any action by the Planning Board.

Road Review Chairman, Doug Foglio expressed concerns: access and road, cars coming over the knoll and season summer traffic, as well as site distance.

Mr. Foley feels that he has met the Ordinance requirements and within reason will post a bond. The road prior to being repaved Mr. Foley believed would hold the additional traffic he would be adding.

Board members expressed the need for the trucks to stay on their side of the road.

Site distance requirements of the town are double that of the State's. Site distance requirements allow for stopping distance. This project is only for 4 to 5 years. Saturday operation occasional. The Board was not in favor of Saturday extraction.

Mr. Foglio felt that an 8 ft. wide lane approximately 250 ft. in length would assist in trucks turning and not crossing the center line.

Another area of concern was the placement of the loam pile. This could be placed at an alternate location. Driveway placement should be noted on the plan for two drives that exit onto the right of way. Note #5 to read: to conform with the Hydro study.

Mr. Denby noted that the Chairman had instructed him to set up an on site meeting for the project. Date set for Wednesday, January 31, 1990. To meet at the Town Hall.

Dwayne Morin, Town Planner asked if the datum could be equated to the foundation or a permanent location. This should not be a problem.

Focus group with teenagers for the comprehensive plan. A gift of \$5 is intended for a way of saying thank you for your participation. For the adults a gift of a bicentennial plate is intended. All present seemed to be in agreement.

STEVEN BOIVIN:

Second milar signed. The registry would not accept the milar due to them being able to reproduce from the milar. This is not Mr. Boivin's error. Numbers were illegible.

Dwayne Morin noted that 7 chapter of the Comprehensive Plan are complete with 3 outstanding. 1/3 complete.

Roland Denby stated that surveyors come in with plans that note assumed width of roads. Why is the research not done? As a board this information should be required. Possibly as an order of business to make this policy requiring the correct width of roads.

Anna Jackson moved to accept the minutes of January 10, 1990. Judi Carll seconded the motion. Vote was (4) in favor.

VIII ADJOURNMENT:

It was moved and seconded to adjourn at 10:45 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

Roland E. Denby
Judi Carll
Judi Carll