

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

APRIL 26, 1990

CALLED TO ORDER BY VICE CHAIRMAN, ROLAND DENBY AT 7:50 P.M.

I **ROLLCALL:** Present were Anna Jackson, Judi Carll, Lawrence Jacobsen, Dwayne Woodsome, John Roberts and Roland Denby who acted as Chairman as John Roberts came later in the meeting.

II **MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to approve April 11, 1990 minutes as written. Dwayne Woodsome seconded the motion. Vote was 5-0 in favor

III **COMMUNICATION AND BILLS:**

1. Letter from Town Attorney Re: Questions asked at Previous meeting
2. Notice of Decision ZBA
3. Notice of Intent to File SRCC
4. Notice of Workshop for Site Planning April 27, 1990
5. April Issue of NEXUS
6. Winter 1990 Issue Maine Heritage

IV **APPOINTMENTS:**

8:00 P.M. FRANK JEWETT
8:30 P.M. PM CONSTRUCTION
9:00 P.M. MR. CHARLES CASEY

8:00 P.M. FRANK JEWETT (GRAVEL PIT)

Mr. Jewett noted to the Board that his son uses gravel for his septic system business. A portion of this property has been placed into Forest resources. A letter from John Jewett was presented to the Board and placed on file stating that the pit has been used every year since 1971 (this being the date that his business was started).

Judi Carll moved to accept the letter as proof that the gravel pit has been active since zoning was in existence. John Roberts seconded the motion.

Discussion: the 5 acre rule in zoning - once a pit gets over 5 acres Mr. Jewett would need to come back before the Board.
Vote was 5-0-in favor.

8:30 P.M. PM CONSTRUCTION MAP 43 LOT 833 ZONE R

Need a building envelope for Lot #833 on Sunset Circle in Lake Arrowhead Estates. Plan to build a 24' x 32' home. Requesting a 10 ft. sideline setback. There is a 20 ft. greenbelt on the sideline that he is requesting a Conditional Use.

Roland Denby moved to approve application on Lot #833 and allow him to be 23 ft. from lot #836 & 837 (Rear Setback) Front setback must be 50 ft. from the Circle. Approved under Section 2.08. Judi Carll seconded the motion. Vote was 5-0 in favor.

9:00 P.M. CHARLES CASEY FEDERAL STREET

Dwayne Morin, Town Planner mentioned the problems that have arisen and noted the letter from the Town attorney.
Lawrence Jacobsen moved to hold a Public Hearing to hear from the citizens on May 24, 1990. Judi Carll seconded the motion. Vote was 4-1 in favor.

VI OLD BUSINESS:

1. Stanton
2. Jan Tech
3. Richard Prokey

Stanton Subdivision

The hammerhead should turn onto Lot #4. Name changed to Sokokis Estates. DOT Permit filed. Greenbelt - 100 ft. on the property towards Route 5.

Mr. Stanton asking for a waiver on the Hydro study until the time that the rear of the property is developed.

Judi Carll moved to have a Hydro study completed. Roland Denby seconded the motion. Asked for a Hydro Impact Evaluation instead of a full blown Hydro study. Judi Carll withdrew her motion.

Roland Denby moved under 6.2.1 (26) P 1 Have a report completed to evaluate the need for a Hydro study or not. Anna Jackson seconded the motion. Vote was 3-2 in favor. Motion passes.

Roland Denby moved to hold a Public Hearing on June 13, 1990 at 7:00 P.M. Anna Jackson seconded the motion. Vote was 4 in favor with 1 abstention.

Jan Tech Subdivision

Judi Carll moved to waive the Hydro study. Anna Jackson seconded the motion. Vote was 5-0 in favor.

75 ft. Greenbelt added. Road Review to determine all trees that need to be cut.

Anna Jackson moved to contact abutters of proposed subdivision, if no negative comments within 10 days then Public Hearing is cancelled. Roland Denby seconded the motion. Vote was 5-0 in favor.

Richard Prokey

Mr. Prokey presented his survey of his lot. Anna Jackson moved to accept the plan for a single story garage 22' x 22' to be no closer than 80 ft. from water and to meet all other setbacks and that agreement regarding Note #10 be presented. Roland Denby seconded the motion. Vote was 5-0 in favor.

VII NEW BUSINESS:

BRADEEN:

Ms. Bradeen currently has a trailer on a substandard lot. She is proposing a new home that will meet all setbacks. CEO is asking what the Planning Board would like him to do. Judi Carll moved that Ms. Bradeen be allowed to replace the mobile home with a house. Anna Jackson seconded the motion. Vote was 5-0 in favor.

BAKER:

Anna Jackson moved to refund Mr. Baker his \$25.00. Roland Denby seconded the motion. Vote was 5-0 in favor.

VIII ADJOURNMENT:

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

Anna Jackson

Anna Jackson
Secretary/Treasurer

John W. Flb
Quincy Woodson
Roland C. Denby
Judith Carll