

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

MAY 9, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

I ROLLCALL: Present were Judi Carll, Roland Denby, Anna Jackson, and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Letter to Mr. Pelletier of the Milk Room
2. Letter to Kathleen Connolly
3. Letter from Jensen Baird Gardner & Henry
4. Letter from CEO Re: Violation
5. Notice of Decision from ZBA

Dwayne Morin, Town Planner notified the Board that Mr. Pelletier had called and he has his ice cream machine installed. He will have the curbing in place before he celebrates his Grand Opening. Could he test his machine by using it prior to the installation of the curbing? Also he requested using the area directly in front of the store for employee parking only.

Anna Jackson moved that no parking in front of the store be allowed. Judi Carll seconded the motion. Vote was 3-0 in favor.

IV REPORT OF OFFICERS: Anna to report at next meeting with accurate balance from the Planning Board account.

V APPOINTMENTS:

8:30 P.M. ROBERT BECK (POSTPONED)  
8:45 P.M. WENTZELL CONSTRUCTION  
9:00 P.M. GRACE PALMER  
9:15 P.M. RUSSELL GEORGE

WENTZELL CONSTRUCTION      MAP 46      LOT 2150      ZONE R

Mr. Wentzell proposing a 24' x 30' attached garage. Building permit issued for the house which meets setback requirements. This addition would come 27 ft. from the line bordering greenbelt.

Anna Jackson moved to accept sketch with the structure going no closer than 25 ft. to the sideline bordering greenbelt and lot #2149. Roland seconded the motion. Vote was 3-0 in favor.

**GRACE PALMER****MIDDLEVIEW ESTATES SUBDIVISION**

Mr. Clayton Hurlburt is the current mortgage holder on the property. Mr. Hurlburt now owns the property. The property has been listed, but Mr. Hurlburt finds the restriction placed on the subdivision regarding tree cutting restricted to the building area only very hard to sell. This would not allow the property owners to clean the lot of diseased trees and also many of these trees were damaged by the 1947 fire. An affidavit would need to be drawn up to remove the note from the approved subdivision.

Judi Carll moved that Item #10 on page one and Item #13 on page two of the Middleview Estates Subdivision be deleted. Roland Denby seconded the motion. Vote was in favor 3-0.

Noted that Charley is aware of what needs to be drawn up. He can do that and present it to the board at next meeting for signatures.

**RUSSELL GEORGE****OSSIPEE LAKE****MAP****40****LOT****7****ZONE****AR**

Mr. George would like permission to place a 12' x 16' shed on his property 100 ft. from the water and approximately 10 ft. from his lot line.

Anna Jackson moved to allow the request for a 12' x 16' shed to be positively no closer than 10 ft. to the sideline and placed on blocks. Roland Denby seconded the motion. Vote was in favor 3-0.

**VI OLD BUSINESS:****JAN TECH SUBDIVISION**

Dwayne Morin, Town Planner informed the board that he had received one negative response however this did not come from an abutter. All abutters have contacted Mr. Morin and they had no problems with the proposed development.

Anna Jackson moved to have no Public Hearing since no negative response has been received and all abutters have contacted the Town Planner. Judi Carll seconded the motion. Vote was in favor 3-0.

**VII NEW BUSINESS:**

1. Illegal Subdivision
2. Letter regarding Section 2.08 and 3.03
3. Comprehensive Plan
4. Special Town Meeting

1. Illegal Subdivision:

Attention to the Planning Board, Code Enforcement Office will be handling this.

2. Letter regarding the Meeting to Discuss Section 2.08 and 3.03.

3. Comprehensive Plan: Noted meeting dates of May 16, and 23.

4. Special Town Meeting: Does the Board have anything that needs to be on the Special Town Meeting Warrant. Dwayne Morin noted signature line and expiration date for Site Plan Review Approvals.

Anna Jackson moved to have Dwayne draft changes to the Site Plan Review Ordinance - signature lines and expiration clause for June Special Town Meeting.

No motion necessary Dwayne Morin to take care of.

**VIII ADJOURNMENT:**

Motion was made and seconded to adjourn at 9:13 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John P. B.*  
*Thomas F. Dwyer*  
*Judith Case*