

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

JUNE 28, 1990

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

- I ROLL CALL:** Present were Anna Jackson, Roland Denby, Judi Carll, Jon Gale and John Roberts, Chairman.
- II MINUTES OF PREVIOUS MEETINGS:** June 13, 1990  
Roland Denby moved to accept June 13, 1990 minutes as printed  
Judi Carll seconded the motion. Vote was (3) in favor.
- III COMMUNICATION AND BILLS:**
1. Info from Wright-Pierce Engineers & Surveyors
  2. Saco River Corridor Commission Notice of Intent to File
  3. Affidavit from Grace Palmer
  4. Outgoing Communication to Shapleigh Planning Board
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**
- 8:00 P.M. OSSIPEE HILL ASSOCIATION  
8:15 P.M. FRANK TARENTINO  
8:30 P.M. SHAPLEIGH PLANNING BOARD  
9:00 P.M. CASSINO
- 8:00 P.M. OSSIPEE HILL ASSOCIATES MAP 44 LOT A-531 R ZONE**
- Requesting 29 ft. sideline setbacks instead of the 35 ft. required by zoning. Proposing a 24' x 34' home. Roland Denby moved to approve setback of minimum 50 ft. frontyard setback off Beaver Dam Road as per Zoning Ordinance and allow them to go within 28 ft. of both sidelines. Jon Gale seconded the motion. Vote was (3) in favor.
- VI NEW BUSINESS:**
1. On-Time Machining
- V OLD BUSINESS:**
1. Granite Ridge Subdivision
  2. Grace Palmer Affidavit
- 2. Affidavit signed by Planning Board members present.**

8:15 P.M. FRANK TARENTINO MAP 13 LOT 69 VILLAGE ZONE

Lot has less than 40,000 sq. ft. Requesting a home occupation of sporting goods store. Garage to be used of business. To be run by owner's only. No storage outside. Sign allowed if under 20 sq. ft. Business to be part time for a while. Intend to widen drive to accomodate parking area for business.

Judi Carll moved to allow Home Occupation under Section 3.04.02, 7.03, 2.08 and page 68 Definition of Home Occupation designating 25%.

Roland Denby seconded the motion. Vote was (3) in favor (1) abstention.

Old Business:

### GRANITE RIDGE SUBDIVISION

Wes. & Kathy Leighton present with two requests:

1. A waiver of individual lot layouts. They are asking for 36 mobile home lots. They would not exceed this. Due to the ledge outcroppings they expect that the final count will be less than 36 lots. Also due to the ledge they expect that it will be necessary to vary the lot sizes. Also the lot area for the subdivision will be 19 acres so that they won't have to go through DEP review.

Board discussed this. Possibly a note on the plan with setback dimensions. Also possibly an as built for the sewer and water lines. Roland Denby suggested the Board seek a legal opinion on the Board's authority. This request was tabled until the July 11th meeting.

2. A waiver of the topography requirements. Mr. Leighton noted that from Route 202 to the rear of the property is 82 ft. rise. It would be a nightmare to shoot a 2ft. or 5 ft. contour. He was planning to leave as much growth as possible. 10 ft. contour lines were suggested.

Roland Denby moved approval of 10 ft. contour lines. Jon Gale seconded the motion. Vote was (4) in favor.

Mr. Leighton also informed the Board that the house at the rear of the property was For Sale. This should be checked with the attorney to see if this would be included in the acreage of the subdivision. Roland Denby moved to request an opinion from Ken Cole since Karen Lovell will be on vacation. Jon Gale seconded the motion. Vote was (4) in favor.

### 8:30 P.M. SHAPLEIGH PLANNING BOARD

Judy Noel, Chairman of the Shapleigh was present with Michael Morris. Dwayne Morin, Town Planner explained to the Board that state law mandates a combined meeting when a subdivision include land from another town. Most of the land that falls within the Town of Waterboro is under water. Approximately 1 1/2 acres is dry. This property abuts Lake Sherburne subdivision.

### 9:00 P.M. CASSINO MAP 38 LOT 18 AR ZONE

Cottage is approximately 31 ft. from Lake Ossipee. Approximate slope is 15 ft. DEP permits sent (short form used). Town Planner suggested long form would be necessary since project would include digging for a foundation. Dwayne Morin agreed to check the slope for Mr. Cassino. Foundation placed under the existing cottage requested of the Board. Note from Mr. Glenn Foye regarding the septic system. Board informed Mr. Cassino that he would need to upgrade the existing septic system. Glenn Foye's recommendation was to place a new system if the use changed from seasonal to year round. The Board classifies the placement of a foundation as a change of use.

Anna Jackson moved approval of foundation, dimensions of existing cottage not to be enlarged over present measurements and an updated septic system pending DEP approval under section 2.08. Jon Gale seconded the motion. Vote was (4) in favor.

### New Business:

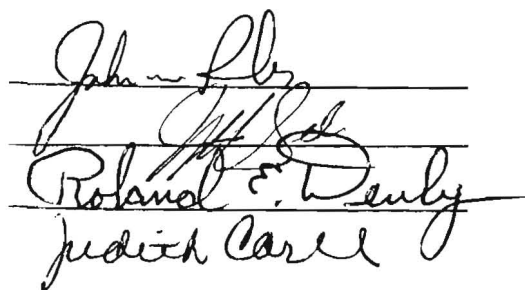
On-Time Machining: Proposal to add a manufacturing line which would add jobs. Governor has been working with Dornag. On-Time Machining won the contract. Company agreed to purchase 80% of all product made. Development fund would potentially fund 40% or \$100,000 for the project. Planning Board approval would be necessary for the Development Fund application. All items used are hauled away, no oils involved.

Judi Carll moved approval of Development Fund application of On-Time Machining. Anna Jackson seconded the motion. Vote was (4) in favor.

Meeting adjourned at 9:28 P.M.

Respectfully submitted,

Anna Jackson  
Secretary/Treasurer

  
John P. Foye  
Roland E. Dornag  
Judith Carll