

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

SEPTEMBER 12, 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: Roland Denby moved to approve minutes of August 23, 1990 as written. Anna Jackson seconded the motion. Vote was 4-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter from Roy Homes Re: Expired Conditional Use Permit
2. Letter from Town Planner to David Stanton
3. Information from 1990 Zoning Institute

Roland Denby moved to grant a six month extension to Lance Roy. Anna Jackson seconded the motion. Vote was 3-0-1 Motion carried.

IV REPORT OF OFFICERS:

Anna Jackson reported a balance of \$3,604.12 in the Planning Board Account, and a balance of \$7,544.23 in the legal account. Roland Denby moved and Judi Carll seconded to accept Treasurer's Report. Vote was 4-0 in favor.

V APPOINTMENTS:

8:00 P.M. LES LEIGHTON
8:30 P.M. CHARLES THORNTON
9:00 P.M. RICHARD MCCLINTOCK

LES LEIGHTON MAP 8 LOT 15-3 15-4 15-5 AR ZONE

Mr. Leighton presented Sketch Plan for a Mobile Home Park with 34 lots on a 19 acre parcel currently being used for gravel extraction. The Board asked if the extraction project would be ongoing with the mobile homes in place. A portion would be but would be isolated from the area to first be developed. The area remaining to be extracted is approximately 3 acres. The plan that Mr. Leighton relayed to the Board is to reclaim the back slope bordering Mr. Foglio's property line. There is approximately 10 ft. difference in elevation from the front of the lot to the rear of the lot. A survey was done at the time Mr. Leighton purchased the property from Mr. Waterhouse. The Town Planner has reviewed the plan and finds two items missing, 1) deed or proof of ownership, 2) a completed subdivision application, all other criteria has been met.

Anna Jackson moved to accept Sketch Plan of Mr. Les Leighton after the application and deed are turned in. Roland Denby seconded the motion. Vote was 4-0 in favor.

Anna Jackson moved for a Public Hearing on Wednesday, October 10, 1990 at 7:30 P.M. Judi Carll seconded the motion. Vote was 4-0 in favor.

On Site scheduled for Tuesday, September 25, 1990 at 9:30 A.M. Sharon to call Dwayne Woodsome and Larry Jacobsen to see if they will be available.

The Board discussed with Mr. Leighton the possibility of using the 75 ft. setback whenever possible with the building envelope drawn on Preliminary Plan.

Lots are large enough for individual septic systems. Mr. Leighton is in the process of having the geologist report done. This will help determine whether individual systems or common system will be used.

Anna Jackson moved to place the building envelope on the Preliminary plan and Mr. Leighton to keep these as close to the AR required setbacks as possible. Jon Gale seconded the motion. Vote was 4-0 in favor.

CHARLES THORNTON MAP 14 LOT 40-L ZONE AR

Mr. Thornton requested the Board's action on his request to declare this lot as a legal lot for building.

Dwayne Morin, Town Planner gave a brief summation of information regarding this lot. Attorney's letters were read.

Mr. Thornton questioned the reason that other permits have been granted? Apparently one permit was issued after the attorney had given their recommendations as to the handling of lots within the Starrett Pierce illegal subdivision. Mr. Thornton felt that he was being singled out. The Board explained that land use violations basically have no statute of limitations because each day starts a new year. Mr. Thornton was informed that a letter was going out from the Code Enforcement Office to all people that are in possession of an illegal lot. Mr. Thornton requested a copy of all letters sent out.

Anna Jackson moved that Mr. Thornton go through a single lot subdivision. Judi Carll seconded the motion. Vote was 4-0 in favor.

Mr. Thornton informed the Board members that he alone owns the right of way from the Hollis Road to his lot. The Board members informed him that this would be a civil matter.

Application for a single lot subdivision with Sketch Plan was presented. Roland Denby moved to accept the Sketch Plan presented by Mr. Thornton. Judi Carll seconded the motion. Vote was 4-0 in favor.

Mr. Thornton has requested several waivers under Section 6.2.1 of the Subdivision Regulations.

6.2.1 Item #6

Anna Jackson moved that due to the State Law wetlands will need to be on the Plan. Jon Gale seconded the motion. Vote was 4-0 in favor.

Items #7, #8, and #9. Town Planner recommended #7 not be waived, #8 be waived and #9 grant 10 ft. intervals.

Anna Jackson moved that #7 request be denied, #8 request be waived and #9 request board require 10 ft. contour lines. Jon Gale seconded the motion. Vote was 4-0 in favor.

Items #12, #13, #17, #18, #20. Town Planner recommended #12 be waived, #13 be waived, #17 not be waived, #18 and #20 be waived.

Anna Jackson moved that #17 of page 10 of subdivision regulations not be waived, that #12, #13, #18, #20 be waived. Roland Denby seconded the motion. Vote was 4-0 in favor.

Items #21, #22, #23, #24, #26. Jon Gale moved to waive all items except Item #25. Roland Denby seconded the motion. Vote was 4-0 in favor.

Roland Denby moved that all items on Page 12 of Subdivision Regulations with the exception of Item 26 A. Item #6. be waived. Jon Gale seconded the motion. Vote was 4-0 in favor.

Jon Gale moved to waive B, C, D, E, of page 13 in the Subdivision Regulations but include a note on the plan noting well and septic system will be 100 ft. apart. Roland Denby seconded the motion. Vote was 4-0 in favor.

Mr. Thornton noted that all four corners of the lot are flagged. On site inspection scheduled for September 25, 1990 approximate time 10:30 A.M. to 11:00 A.M.

Anna Jackson moved that after notification to abutters if no negative response is received within 14 days of said notification a Public Hearing is not needed. Roland Denby seconded the motion. Vote was 4-0 in favor.

RICHARD MCCLINTOCK MAP 34 LOT 20 AR ZONE

Mr. McClintock is requesting permission to add a breezeway and a garage to his existing cottage. He can meet all setbacks except towards the road. His cottage is 6 ft. from property line his proposed additions would be 24 ft. from property line. Town Planner suggested the Board condition his permit to include placing hay bales around the construction site to stabilize the soil.

Jon Gale moved to allow construction of the breezeway and garage with structures going no closer than 25 ft. to the front line bordering road frontage and that hay bales be placed around construction area to protect from possible run off into the lake. Roland Denby seconded the motion. Vote was 4-0 in favor.

Notify Mr. Gerard Lemieux to attend the October 10, 1990 Planning Board Meeting.

Dwayne Morin reminded the Planning Board of the Public Hearing on proposed changes to the Zoning Ordinance the following night.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

John R. B.
Roland E. Denby
R. B.