

**TOWN OF WATERBORO  
PLANNING BOARD**

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

NOVEMBER 14, 1990

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

- I ROLLCALL: Present were Jon Gale, Judi Carll, Anna Jackson, Dwayne Woodsome, Roland Denby and Chairman, John Roberts.
- II MINUTES OF PREVIOUS MEETINGS: October 25, 1990
- III COMMUNICATION AND BILLS:
  1. Letter of Review from Ec & Comm Dev Office of Comp Planning
  2. Letter from Selectmen Re: Saco River Corridor Commission Appointment
  3. Info from Charles Thornton Re: Notification of Abutters
  4. Notice of Intent to File SRCC
  5. Letter from SMRPC Re: Wheelchair Ramps
  6. Copy of Thank You Note to Larry Jacobsen
  7. STI Re: Proposal for Services Woodland Heights Project
  8. Letter to Wallace W. Hinckley
- IV REPORT OF OFFICERS:
- V APPOINTMENTS:

7:30 P.M. PUBLIC HEARING PROPOSED SUBDIVISION CHANGES

Public Hearing was opened with the above noted members of the Board in attendance at 7:45 P.M. No one present from the general public. Meeting closed at 7:46 P.M.

8:00 P.M. EMILE LEBLANC  
8:15 P.M. PAUL GENDRON  
8:30 P.M. LANCE ROY  
8:45 P.M. RENALD COLLINS  
9:00 P.M. DOUG FOGLIO

NEXT MEETING RESERVED FOR  
CENTRAL MAINE POWER LINE  
EXTENSION PROJECT

8:00 P.M. EMILE LEBLANC MAP 32 LOT 8 AR ZONE

Mr. LeBlanc is requesting approval to place a foundation under existing cottage. The cottage will be raised in height no more than 2 and 1/2 ft. Permit by Rule on file from Dept. of Environmental Protection. An updated HHE 200 is on file and a permit will be issued with the Building Permit.

Jon Gale moved under Section 9.03 to allow Mr. LeBlanc to place a foundation under existing cottage, to not raise the level of the cottage more than 3 ft., no excavation to go towards the lake and the cottage to not go closer to the high water mark (original footprint as it now sits). Anna Jackson seconded the motion. Vote was 5-0 in favor.

Dwayne Woodsome moved for Mr. LeBlanc to use Soil & Erosion Control plan during construction. Roland Denby seconded the motion. Vote was 5-0 in favor.

**8:15 P.M. PAUL GENDRON**

Mr. Gendron cancelled due to pre-signed agreement on file noting discontinuance of use of old cottage.

**DWAYNE MORIN, TOWN PLANNER**

Dwayne gave copies of Implementation & Strategies to Board members, Drafts of Affordable Housing, Natural Resources, Future Land Use and Capital Improvement Plan. Discussed briefly suggested zoning changes that come from data collected and issues that will need to be addressed after the Comprehensive Plan is adopted by the Towns people.

**8:30 P.M. LANCE ROY DID NOT SHOW 2ND TIME**

**8:45 P.M. RENALD COLLINS MAP 45 LOT 1710 R ZONE**

Mr. Tim Greateon, Mr. Renald Collins and the father of the purchaser were present. Request for placement of a 24' x 36' Ranch home. This is a corner lot.

Jon Gale moved to allow an extension of 9 ft. from the front making the front yard setback 41 ft. from Golden Lane and an extension of 1 ft. from rear setback making the rear setback 34 ft. from back line under Section 2.08. Anna Jackson seconded the motion. Vote was 5-0 in favor.

**9:00 P.M. DOUGLAS FOGLIO MAP 19 LOT 33A V ZONE**

Requesting additions to both sides of existing home. To right as you face the home a 22' x 28' addition is planned. To the left a 10' x 26' and a 28' 28' attached garage.

Anna Jackson moved to accept request as presented with survey. Roland Denby seconded the motion. Vote was 5-0 in favor.

**VI NEW BUSINESS:**

**VII OLD BUSINESS:**

## 1. JAMES BURABY SUBDIVISION

Dwayne Morin gave brief background. Public Hearing held. Soil & Erosion Control Plan needs approval. Hydro study is currently being reviewed by Peter Garrett.

Dwayne informed Bill Speed that 50 ft. of the driveway's need to be placed by location on the plan. One Rod width from front property line to be deeded by gift to the town for acceptance at town meeting. Plan uses true north bearing. No mobile homes on Lot #1 to buffer the neighbor that currently has a home in the Deer Watch Subdivision. Board requested a sample deed showing the restriction.

Anna Jackson moved to accept the Preliminary Plan for New Arbor Estates pending review of Peter Garrett and comments. Conditions of the November 9th Communication from Town Planner to be added to the plan, include the building setback lines, also the deed restriction for no mobile homes on lot #1. Roland Denby seconded the motion. Vote was 5-0 in favor.

New Arbor Estates: Correspondence to Board November 9, 1990

1. Need - Address of James Buraby & Signature line
2. Need - Address of the Land Survey Team
3. Need - Address of Paul Lawrence
4. Suggested Septic System Envelopes on Plan
5. Need - Address of Robert Gillespie
6. Suggest Well Locations on Plan
7. Need - Abutter across the New Road
8. What is the point of reference for Topo Datum?
9. Notes:
  - This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so determined by the Town Planner which do not affect approval standards is subject to review and approval of the Planning Board prior to implementation.
  - Before issuance of any Building Permits, James Buraby must present the Planning Board with certification from John P. Horne that all monumentation depicted on the New Arbor Estates Final Subdivision Plan has been set.
  - Prior to sale of each individual lot, 50 linear feet of driveway shall be constructed. Waterboro Road Commissioner must be notified to determine if culverts are needed at Driveway entrances.
10. Need- York County Soil & Conservation approval on Erosion & Sediment Control Plan
11. Change "See Note #7" located under "New Road" to "See Note #8".
12. Sheet 3 of 3 - Suspect that it is the complete Boundary Survey (?)
13. Contact Mary Bagley for Mail Provisions

## 2. CHARLES THORNTON

## THORNTON HOMESTEAD SUBDIVISION

Mr. Thornton acting as power of attorney requested a waiver of the 1"=60' to 1"=100' for the subdivision.

Dwayne Morin noted that this is done quite often and the Board may, in the future wish to change the subdivision regulations.

Roland Denby moved to grant waiver of 1"=60' to 1"=100'. Anna Jackson seconded the motion. Vote was 4-0-1 in favor.

Mr. Thornton asked for clarification of September 12, 1990 meeting minutes. A new copy of September 12, 1990 minutes were given to Mr. Thornton. Board noted that with the signature of Mr. Thornton a note should be included on the plan for clarification of Power of Attorney. Setback lines to be included on the plan. Proposed home location does not have to be there.

Roland Denby moved to accept the Preliminary Plan of Thornton Homestead with the requirement that November 9, 1990 communication from Town Planner be inscribed on the original document and power of attorney should be noted on Final Plan. Judi Carll seconded the motion. Vote was 5-0 in favor. A copy of the November communication was given to Mr. Thornton.

\*Charles Thornton-Thornton Homestead Subdivision on Pierce Road

Mr. Thornton is presenting the Board with his Preliminary Plan of the one lot subdivision located in the Starrett Pierce illegal subdivision. I have reviewed the plans and have the following recommendations:

Thornton Homestead

1. Need - Owner Signature Line
2. Need - Address of Alan Young
3. Need - Building Setback Lines

4. Notes:

- Thornton Homestead has a legally recorded access right-of-way, fifty feet (50' in width from the Old Hollis Road as required by Waterboro Zoning Ordinance, Section 2.06, Site Restrictions. See deed dated March 5, 1982, Starret O. Pierce to Charles M. Thornton and Jean B. Thornton, recorded in York County Registry of Deeds, Alfred, Maine Book 2910 Page 01.

- This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so determined by the Town Planner which do not affect approval of the Planning Board prior to implementation.

- Before issuance of any Building Permits, Gary Charles Thornton II Marie Jean Thornton, and Michele Nicole Angers or their representative must present the Planning Baord with certification from Frank Emery that all monummentation depicted on the Thornton Homestead Final Subdivision Plan has been set.

Zoning Rëquirements, Lot size, Frontage, Setbacks (front, side, rear)  
 (80,000) 150 ft. front 75' 35 ft. 35 ft

Dwayne gave a short briefing on CMP's request for next meeting. Board members were provided with information to review prior to next meeting.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

*Anna Jackson*

Anna Jackson  
Secretary/Treasurer

*John Lb*  
*Judith Cass*  
*Robert E. Enby*  
*Dwayne Woodson*