

# PLANNING BOARD

## Town of Waterboro

REGULAR MEETING

JANUARY 26, 1995

Meeting called to order by Chairman, John Roberts at 7:25 p.m.

- I ROLL CALL:** Present were Cindy Allen, Dwayne Woodsome, Judi Carll, Larry Jacobsen and Chairman John Roberts.
- II MINUTES OF PREVIOUS MEETINGS:** Cindy Allen moved and Judi Carll seconded a motion to accept January 11, 1995 minutes as read. Vote was 4-0-0 in favor.
- III COMMUNICATION AND BILLS:**
1. Letter from Dwayne Morin to K Lovell Re: Emerald Acres Subdivision now owned by Esther Wiggin.
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**
- 7:00 p.m. Paul Tebbetts Map 28 Lot 41 AR Zone

**7:00 p.m. Paul Tebbetts Map 28 Lot 41 AR Zone**

Mrs. Wiggins camp is currently 1,014 sq. ft. in size, according to Town's tax records. The property falls within 100 ft. of the normal high water mark of Ossipee Lake. The basic concern is centered on the 30% expansion rule. This allows no more than a 304 sq. ft. addition. The proposal includes the addition of a 10' x 13' addition to square off the house and a 2' x 22' addition along the entire back wall of the structure. This proposal equals a 174 sq. ft. addition which equals a 17.16% expansion. Another concern regards the addition of a foundation. Dwayne Morin has checked with DEP and a permit is not required when placing a foundation under a cottage in the Shoreland Zone. Mr. Tebbetts has contacted DEP and they instructed him to file a Permit-by rule. The board customarily requests an updated septic system be installed as a condition to the approval. The addition would expand towards a legally recorded right-of-way.

Paul Tebbetts informed the Board members that the cottage elevation would be increased by 2 ft. from the existing location. It was noted that the elevation should be set prior to jacking the cottage to allow installation of the foundation. Possibly Tim Nelson could check to see that the elevation is marked prior to the start of the project. There are no doors or windows planned in the foundation.

Cindy Allen moved and Larry Jacobsen seconded a motion to allow the request for the expansion and the foundation, the elevation not to exceed 3 ft. with strict adherence to soil erosion sedimentation control methods and the installation of an updated septic system as presented on file and we allow the 2' x 22' 3" towards Moonpenny Lane (as noted on Emerald Acres Subdivision) directly abutting lot 3 of the subdivision and abide by all shoreland regulations and stipulations from DEP under Section 2.08. Vote was 4-0-0 in favor.

Please forward permits to Paul Tebbetts, 1103 Dona Way, Nokomis, FLA 34275. Permits paid in advance.

Dwayne Woodsome asked those present if the Planning Board had directed Dwayne Morin to update the Zoning Ordinance and Subdivision Regulations? Discussion followed.

Dwayne Woodsome moved and John Roberts seconded a motion that no more work be done on the subdivision regulations and zoning ordinance until the maps have been laminated. Vote was 1 in favor 2 opposed 1 abstention. Motion failed.

John Roberts noted that Dwayne Morin should take this as a hint.

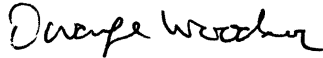
**VI OLD BUSINESS:**

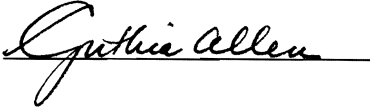
**VII NEW BUSINESS:**

**VIII ADJOURNMENT:**

It was moved and seconded to adjourn at 8:15 p.m.

Respectfully submitted,

  
Dwayne Woodsome  
Secretary/Treasurer

  
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