

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

JUNE 14, 1995

Meeting called to order by Chairman, John Roberts at 7:40 p.m.

- I ROLL CALL:** Present were Roland Denby, Everett Whitten, Dwayne Woodsome and Chairman, John Roberts.
- II MINUTES OF PREVIOUS MEETINGS:** Regular Meeting May 25, 1995 and Public hearing April 27, 1995. May 25, 1995 minutes do not have attendance. Add so minutes can be approved at the next meeting.
- III COMMUNICATION AND BILLS:**
- IV REPORT OF OFFICERS AND COMMITTEES:**
- V APPOINTMENTS:**
- 7:00 p.m. Norman Ritchie Map 32 Lot 62 AR Zone
7:15 p.m. Renald Collins Map 44 Lot A-511 R Zone

7:00 p.m. Norman Ritchie Map 32 Lot 62 AR Zone

Mr. Ritchie is proposing the addition of a 6' x 16' roof over a portion of an existing deck and screen in. Mrs. Ritchie is prone to skin cancer and this would allow her to enjoy the weather without the threat of the sun.

Referred to Shoreland Newsletter, Volume 9 Number 1 Spring 1995. Unless Town's local ordinance specifically addresses open sided roofed additions, simply adding a roof over the existing deck would not add volume to the structure for the purpose of calculating the 30 percent volume limit for non-conforming structures. Under DEP guidelines, volume is defined as "all portions of a structure enclosed by a roof and fixed exterior walls as measured from the exterior faces of these walls and roof". Since the roofed deck does not have walls, no volume is created.

If the deck is screened, without fixed walls, it is our policy that no additional volume has been created. However, if the deck is enclosed with fixed walls and/or glass (such as a half-wall porch with windows), volume has been created and is limited to the lifetime 30 percent expansion limit.

Dwayne Morin recommended the Board approve with the condition that the area remain screened unless application was made to the Planning Board to enclose.

Roland moved to grant the request to screen existing deck by constructing a 6' x 16' roof and screening in with roof going no closer than existing deck. Board members discussed the roof line to ensure Mr. Ritchie understood that the roof cannot go closer to the water than existing structure. Mr. Ritchie explained he intended to recess the roof. Vote was 4-0-0 in favor.

7:15 p.m. Renald Collins Map 44 Lot A-511 R Zone

Mr. Collins is proposing to build a home in Lake Arrowhead. As presented all setbacks can be maintained. Dwayne Woodsome moved and Everett Whitten seconded a motion to approve as long as all setback requirements are maintained. Vote was 4-0-0 in favor.

VI OLD BUSINESS:

Discussion regarding outcome of Town Meeting. Possibly considering one meeting per month during the summer months due to difficulty in constituting a quorum.

VII NEW BUSINESS:

VIII ADJOURNMENT:

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer







