

PLANNING BOARD

Town of Waterboro

Regular Meeting

January 10, 1996

Meeting was called to order by Chairman, Cindy Allen at 8:03 p.m.

I ROLL CALL: Present were Larry Jacobsen, Judi Carll, Dwayne Woodsome and Chairman Cindy Allen.

II MINUTES OF PREVIOUS MEETINGS: December 13, 1995

III COMMUNICATION AND BILLS:

1. Letter of Credit from Sanford Institute of Savings for Deer Acres Subdivision
2. Letter of violation from CEO Re: Atkinson Electric Building
3. Planning Magazine
4. RTAC Newsletter

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:15 p.m. Public Hearing for Thyng's Mill Road Subdivision Map 13 Lot 17 F&A Zone

Road Review Committee to review and relay recommendations forwarded to the Planning Board. Dwayne Woodsome moved and Larry Jacobsen seconded a motion to have Sharon Abbott forward a note requesting recommendation from the Road Review Committee by February 14, 1996 Planning Board Meeting of the section of Thyng's Mill Road just before the proposed subdivision and for Gary Rhodes, Roy Troiani and Mr. McFarland as well as abutters of the proposed development to be notified of the Road Review Committee Meeting. Vote was 3-0-0 in favor.

Developer to provide Title History on the corner lot,
Information on the deeding and fencing of the cemeteries.

VI OLD BUSINESS:

Articles for Town Meeting Warrant. Cindy Allen suggested that the Planning Board not submit articles for the warrant for Annual Town Meeting. She indicated there would be other opportunities throughout the year that would allow better preparation of a presentation. If the Planning Board doesn't word a change correctly it can be thrown out the window.

All present believed that Home Occupations needs to be addressed. Uses allowed on State Aid Road should be looked at, since it limits the type of home occupations in many areas of the town.

Larry Jacobsen indicated that he would like to see all Home Occupations as Conditional Uses and then the Board could review and condition accordingly to the type and size of area to be used and the Conditional Use Permits could be subject to review at any time.

Writing changes to insure passage is a problem. It was believed that the Planning Board did there job with the wording, writing and presentation at last years town meeting. They cannot hold themselves responsible for the outcome.

VII NEW BUSINESS:

Robert Jones and Maine Cranberry Company and will be on next meetings agenda.

Dwayne Woodsome asked if since there was a lot between Robert Jones Property and the Straw Mill Brook Road if the setbacks would be considered differently. This would mean a sideline setback versus a 1,000 ft. setback from a road as required by State Statute.

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Dwayne Woodsome moved and Larry Jacobsen seconded a motion to accept December 13, 1995 minutes. Vote was 2-0-1 in favor.

Everyone please bring ideas on Home Occupations for discussion at the January 25, 1996 meeting. It was also suggested that the Board hold a workshop to allow for public input.

VIII ADJOURNMENT: Motion to adjourn at 8:35 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer




