

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

AUGUST 14, 1996

Meeting called to order by Vice Chairman, Roland Denby at 7:45 p.m.

I ROLL CALL: Present were Judi Carll, John Roberts, Douglas Foglio, Everett Whitten, Dwayne Woodsome and Roland Denby, Vice Chairman.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

IV REPORT OF OFFICERS:

V APPOINTMENTS:

Paulette Davis Map 38 Lot 43
Carol Widen Map 30 Lot 1 AR Zone
Carl Munroe Map 28 Lot 43
Genest Concrete Map 13 Lot 59 AR Zone

7:30 p.m. Paulette Davis Map 38 Lot 43 AR Zone

Paulette Davis has been in before the board on two separate occasions trying to get approval on a proposed expansion of cubic feet by changing the pitch of a shed style roof. At the last meeting with Ms. Davis the board voted to forward the plans to Southern Maine Regional Planning Commission. They did complete the review and had questions that have been answered and Ms. Davis is presenting updated plans for expansion. Ms Davis has adjusted the pitch to the new roof and it appears does not exceed the 30% expansion allowed under Section 7.01 2.B. 1., a. of the Waterboro Zoning Ordinance. Ms Davis indicated she would like to have a balcony on the rear side of the cottage that faces West Shore Road to help with the aesthetics of the new roof addition. There is no door that has direct access planned for the balcony. Ms Davis indicated she has considered utilizing this for window boxes. Proposed width would be 2 ft. by 15 ft. which would equal a .018% expansion.

John Roberts moved and Douglas Foglio seconded a motion to allow Paulette Davis to add on to the existing building a balcony that is 3 ft. by 15 ft. or a 2 ft. by 31 ft. and other changes by plans dated April 4, 1996 as redone and dated and initialed at the meeting under Section 2.08, 4.02 and 7.01 2.B.1.a. of the Waterboro Zoning Ordinance. Vote was 4-0-0 in favor of the motion.

7:45 p.m Carol Widen. Map 30 Lot 1 AR Zone

Ms. Widen is proposing an addition to an existing non-conforming structure that falls within 100 ft. of the normal high water mark of Ossipee Lake and the lot is also non-conforming. It would appear that the expansion is within the 30% allowed by Section 7 of the ordinance. This is the first request for expansion since 1989. The ceiling height meets the Building Code as presented. Gary Pennell was present representing Ms. Widen and he explained that the proposed addition would go no closer to the normal high water mark of Ossipee Lake than existing structure.

Douglas Foglio moved and John Roberts seconded a motion to grant permission as per plan presented under Section 2.08, 4.02 and 7.01 2. B.1.a. of the Waterboro Zoning Ordinance. Vote was 4-0-0 in favor of the motion.

8:15 p.m. Genest Concrete Sokokis Estates Subdivision Map 13 Lot 59 AR Zone

Genest Concrete has filed an application to delete the Sokokis Estate subdivision. They have presented plans to revert the delineated lots back to one consecutive lot that they plan on using for continued gravel extraction which will be presented to the Board in the future. Mr. Genest indicated he would forward paperwork to Sharon since he had presented a similar project in another community.

The board members questioned the power line easement for the camp owners that was given to them recently. A copy of the deeded easement was requested for the files.

John Roberts moved and Douglas Foglio seconded a motion that Sokokis Estates Partnership subdivision located on Waterboro Property Tax Map 13 Lot 59-1 be abolished and paperwork to the York County Registry be completed within 60 days for abolishment of this subdivision and a copy of a revised plan showing outside property lines with the right-of-way easement and utility easement shall remain in effect under Section 7.4.1 of the Waterboro Subdivision Regulations. Vote was 4-0-0 in favor of the motion.

8:00 p.m. Carl Munroe Map 28 Lot 43 AR Zone

Mr. Munroe started to rip rap the area adjacent to Ossipee Lake in August of 1995. A stop order was placed on the project and Mr. Munroe has applied for a permit from DEP. Mr. Munroe has received his permit and is requesting permission to install the rip rap and stairs to the water as per permit issued by DEP. DEP has required the stairs to cut down on the erosion that foot travel causes. The wall has already been constructed, I have enclosed a copy of the DEP permit that Mr. Munroe has provided. The Munroe's are not able to attend a meeting since they live out of state. Sharon presented the project in their absence. If necessary the Munroe's will be available by telephone to answer any questions that may arise.

Douglas Foglio asked how a decking system could be allowed. It was explained that the shoreland section of the ordinance deals with this type of situation. John Roberts moved and Everett Whitten seconded a motion to allow Mr. Munroe to fulfill his DEP permit dated February 14, 1996 under Section 7.01 3.E. of the Waterboro Zoning Ordinance. Vote was 4-1-0 in favor of the motion.

VI OLD BUSINESS:

1. Election of Officers

Roland Denby opened the floor to nominations:

John Roberts nominated Douglas Foglio for Chairman, Doug then asked if Roland would consider taking the position. Roland indicated that he felt someone else should have the honor. Doug noted he had commitments that would keep him from attending some meetings. Nominations closed, vote was 5-0-0 in favor of Douglas C. Foglio as Chairman of the Waterboro Planning Board.

Doug Foglio nominated Roland Denby for Vice Chairman, Judi Carll seconded the nomination - Roland Denby declined the nomination for Vice Chairman.

Dwayne Woodsome nominated John Roberts for Vice Chairman - nominations closed, vote was 5-0-0 in favor of John Roberts as Vice Chairman of the Waterboro Planning Board.

John Roberts nominated Dwayne Woodsome for Secretary/Treasurer - nominations closed, vote was 4-0 in favor of Dwayne Woodsome for Secretary/Treasurer of the Waterboro Planning Board.

Elections Closed. Douglas Foglio and John Roberts left the meeting since both work with Mr. Kasprzak as an employee and contractor.

2. Townhouse Woods Subdivision

Kasprzak ten lot subdivision Townhouse Woods Map 13 Lot 59 is back before the board. I have previously forwarded information from John Tewhey Assoc. as it has come in regarding this project. A copy of the letter that was submitted with the Preliminary Plan that is requesting consideration of approval by the Planning Board for both Preliminary and Final Plans at this meeting has been placed on file. I received the plans on Thursday afternoon and I have reviewed the plans for Preliminary Plan since change were needed to comply, however the plans have not been reviewed for Final Plan compliance.

Test wells have been placed on lots - samples completed. A pretty elaborate study has been done. Forty ft. to ground water on some lots and on lot 10 it was discovered fifty ft. to ground water based on the pond and brook elevation.

Width of Townhouse Road/Buxton Road is noted on plan as four rod width. Roland asked if the width was documented. The plan indicates the use of records from the State ,Vol. 8 Plan 108 from 1827 archives.

The hydro study required placement of the location of septic field and well location on the plan. The small circles indicate the well locations and the squares with a test pit are the location of the septic fields.

Post office has been contacted and a initial review indicated the placement would be double mailboxes near the shared common entrance to two lots. A fifty foot greenbelt is called out on the plan. Wetland delineation is noted on the plan. It might be appropriate to leave a right-of-way to the brook. Final Checklist was reviewed. Noted to change note regarding pin placement to read No building permit to be issued until lots have been pinned. Hydrogeologist address and seal, signature line for owner/developer.

Everett Whitten moved and Judi Carll seconded a motion to approve Preliminary Plan of Townhouse Woods Subdivision. Vote was 3-0-0 in favor of motion. Steve Kasprzak asked if the board could act on the Final Plan contingent on changes being complete prior to signing since there are enough board members present to constitute a quorum.

The Final Plan was reviewed and the following changes were requested,

Dwayne Woodsome moved and Everett Whitten seconded a motion to accept Townhouse Woods Subdivision with changes to the legend on iron pin (to be set before Building Permit is issued), Subdivider Signature and Owner Signature and the Hydrogeologist name, address, signature and seal. Vote was 3-0-0 in favor of the motion.

The Board reviewed the letter from Tewhey Associates regarding the results of the hydro study and Dwayne Woodsome moved and Everett Whitten seconded a motion to accept Item #13 with no placement of wells as noted since the nitrates may leave lot 10 at a greater than 5 mg/l on final plan. Vote was 3-0-0 in favor of the motion.

John Roberts moved and Everett Whitten seconded a motion to approve July 10, 1996 and July 25, 1996 minutes. Vote was 3-0-0 in favor of the motion.

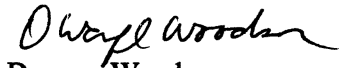
Dwayne Woodsome noted to the Board members that approximately one month ago he and Sharon had received a subpoena regarding Steven Allen property. A note to the Code Enforcement Office that the planning board approved a new home but the mobile home on the property was to be removed upon completion. Please check there maybe two residences on this parcel.

Judi Carll and Roland Denby noted they had attended a Selectmen's meeting on July 30, 1996 to review lots for Public Auction.

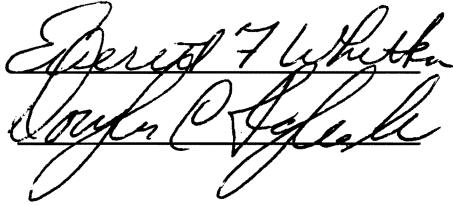
VII NEW BUSINESS:

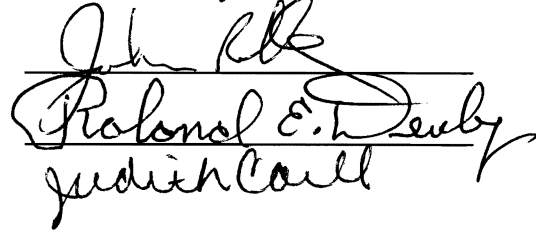
VIII ADJOURNMENT: Meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Dwayne Woodsome
Secretary/Treasurer


Everett F. Whitaker


Ronald E. Deuby
Judith C. Cull