

PLANNING BOARD

Town of Waterboro

Regular Meeting

September 11, 1996

Meeting called to order by Chairman, Douglas Foglio at 7:30 p.m.

Sharon introduced Pat Sicard to members and members to Pat.

- I ROLL CALL:** Present were Dwayne Woodsome, Judi Carll, Roland Denby, Everett Whitten, Larry Jacobsen, John Roberts and Chairman Doug Foglio.
- II MINUTES OF PREVIOUS MEETINGS:** August 14, and August 22, 1996
John Roberts moved and Roland Denby seconded a motion to approve the minutes of August 14, and August 22, 1996. Vote was 6-0-0 in favor of the motion.
- III COMMUNICATION AND BILLS:**
- 1) Minutes of Zoning Board of Appeals and Notice of Decision
 - 2) SMRPC Re: Regional Information Bulletin
 - 3) SMRPC Re: Comments of suggested changes for the Ordinance picked up during review of Genest Borrow Gravel Pit Expansion
 - 4) Application for Shoreland Zoning Permit
 - 5) Letter from Kasprzak Landbank, Inc.
 - 6) Memo from Pat Sicard Re: Change in law regarding appeal of Variance
 - 7) Amendment to Zoning Ordinance Section 2.08
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**

Leigh Goren Map 46 Lot 2174 R Zone

Mr. Goren is being represented by Tim Greateon. The enclosed plot plan shows that all required setbacks can be maintained for this lot. Doug Foglio indicated that the plot plan as presented showed that it would be extremely close. Doug felt that if the board gave him three ft. relief on each side it would allow the developer more leeway.

John Roberts moved and Everett Whitten seconded a motion to grant Leigh Goren permission to construct a home utilizing 33 ft. sideline setbacks and meeting all other setbacks under Section 2.08 and 4.02. Vote was 6-0-0 in favor of the motion.

VI OLD BUSINESS:

The September 26th meeting will include a three lot subdivision for Preliminary Plan Approval presented by Mr. Bradford and is located on Deering Ridge Road and abuts Bartlett Brook. Also planned was a Public Hearing for proposed zoning changes to be brought to a Special Town Meeting dealing with Section 2.08.

Sharon indicated that Mr. Bradford has asked that the Planning Board be aware that the subdivision regulations require notification of abutting property owners that Preliminary Plans will be reviewed on a certain date by registered mail. Mr. Bradforw noted that this is a very costly manner of notification when there are other methods lest costly that do the same thing.

Dwayne Woodsome moved and John Roberts moved to hold a Public Hearing for the three lot subdivision proposed by the Bradfords. Vote was 6-0-0 in favor of the motion. Sharon to notify the Bradfords of the hearing.

and a hearing to follow on the proposed changes to the subdivision regulation that states notification by registered mail to change to certified return receipt and the changes to Section 2.08.

VII NEW BUSINESS:

1. *Phantom Roads*

The Planning Board would have three options 1) allow the road to revert to the abutters, 2) build the road or 3) extend the life of the paper street for another 20 years. The law said that almost all existing paper streets will be abandoned automatically in 1997. It also said that any new paper streets will only survive for a period of 20 years and then will be divided by neighboring property owners. This law was passed in September of 1987. Roland Denby suggested getting information on the law that was enacted in 1987. The procedures allowed possibly contact Mike McAlevey.

There is a meeting on October 15, 1996 for the re-naming of roads. It was noted that the Planning Board should be involved with naming streets. Pat Sicard indicated that a mailing with proposed changes will be sent out within one week.

Larry Jacobsen moved and Roland Denby seconded a motion that the subdivision regulations be amended to read certified return receipt notification in place of registered mail. Vote was 6-0-0 in favor of the motion.

Possibly to add to the pubic hearing those paper streets that we have received notification from near Ossipee Lake (1st, 2nd, 3rd, 4th, and 5th street) Hold recommendation until after the public hearing. Possibly suggest that those requesting deletion of paper streets be allowed to do so all others could be extended an additional 20 years.

How can subdivision names of roads be changed? Research the language of acceptance for Westwind Drive and Bagley Road.

2. *Site Location Law*

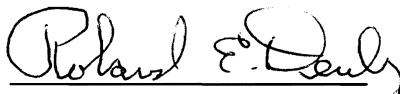

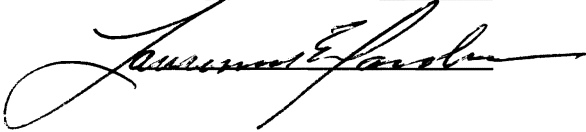
John had received a letter from DEP regarding changes of Site Location and municipalities that meet the definition of "capacity". Sharon to contact DEP for the information that was noted as an enclosure and forward to board members.

Doug Foglio indicated that there were other things that need to be changed - for instance a new interpretation of front lot line setback that have a lot that meet minimum, standard size for the zone they are located in and a non-conforming structure present that is destroyed by fire - Are people notified of the time frame for closing of non-conforming uses.

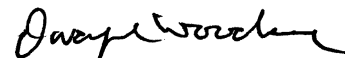
Larry Jacobsen noted the need to work on Home Occupations. Roland Denby suggested that the board nibble at the changes versus a large number. Doug Foglio suggested having change not grouped together which might be more successful.

Asked if the Code Enforcement Officer would be able to attend the Planning Board meeting.

VIII ADJOURNMENT: Motion to adjourn by John Roberts seconded by Roland Denby at 9:12 p.m.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer

