

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

October 9, 1996

Meeting Called To Order By Chairman at 7:48 p.m.

I ROLL CALL: Larry Jacobsen, Roland Denby, Dwayne Woodsome, John Roberts and Chairman, Douglas Foglio. Mr. Foglio opened the meeting and then left since he had another meeting scheduled with the Finance Committee.

II MINUTES OF PREVIOUS MEETINGS: September 26, 1996
Minutes of September 11, 1996 were approved but need to be signed.

III COMMUNICATION AND BILLS:

- 1) Letter from K Lovell Re: Proposed Zoning Amendments (forwarded to members)
- 2) Letter from K Lovell Re: Changes to Subdivision Regulations

IV REPORT OF OFFICERS:

V APPOINTMENTS:

Dwayne Woodsome asked if BH2M minded if they acted on their second appointment of the evening since it would take a very short amount of time? Seeing no objection Mr. Blais request was brought forward.

8:00 p.m. Ted Blais Map 44 Lot A389 R Zone

Mr. Ted Blais has purchased this lot and is requesting permission to construct a single family home and indicates that all setbacks as required by Section 3.05 of the Ordinance can be maintained. A complete building package is on file. Mr. Blais was asked if all portions of the structure would be able to meet the required setbacks? Mr. Blais informed the board members that he had a friend that is a surveyor and they had measured and it appears there will be about two feet to spare however he is planning on placing the side entrance as shown on building plans at the rear of the house instead of the side as shown.

Dwayne Woodsome moved and Larry Jacobsen seconded a motion to approve Mr. Blais request to construct a home on Keystone Drive maintaining all required setbacks under section 3.05, 2.08 and 4.02 of the ordinance. Vote was 3-0-0 in favor of the motion.

7:30 p.m. BH2M Map 11 Lot 46 AR Zone

Sketch Plan Review of a Four Lot Subdivision

Bill Thompson of BH2M, Steve Gurette Realtor and Owner, Kathleen Skelton were present.

Mr. Thompson explained the four lot subdivision and its location on Buxton Road. One lot is under two acres the remaining three lots are between two and two and one half acres in size with about 250 ft. of frontage. Each lot will have private wells and septic systems. A greenbelt is being proposed as required by the Subdivision regulations. The proposed name of the subdivision is Sunlight Acres. There is an existing foundation on Lot #3 and this lot already has a driveway installed.

John Roberts noted that Kasprzak Inc. has just completed a ten lot subdivision and they were required to utilize common drive entrances.. He noted that the board could not require one developer and not another to utilize common drive entrances. It was explained that the State reviews the number of curb cuts from an intersection. If they are excessive then the state turns the care and maintenance of the road back to the town. Therefore the Planning Board usually asks for common drive entrances. Since one lot has a drive installed would the board consider allowing a common drive to service lot 3 and 4 as noted on the Sketch Plan? Those present were in favor of this proposal. This lot abuts another parcel that has proposed an additional two lots off from Townhouse AKA Buxton Road as well as the ten lots that were recently approved.

Roland asked Mr. Thompson if he would note the width of Buxton Road. Mr. Thompson indicated he would provide the information. Roland also noted that the previous subdivision had done research and that information is on file in the Town office. Mr. Thompson noted that the pavement is not in the center of the right-of-way.

Dwayne Woodsome moved to have a common drive between lots one and two and private drives for lots three and four. John Roberts explained to Ms. Skelton that the board requires the developers to install the first 50 ft. of drive to insure the proper placement as approved by the board, prior to the issuance of a building permit. The greenbelt and the common drives should be on the plan and referenced in the deeds.

Mr. Thompson requested the board consider allowing him to use one foot contour intervals due to the lack of slope on this parcel.

Larry Jacobsen moved and Roland Denby seconded a motion to allow use of one foot contour intervals. Vote was 3-0-0 in favor of the motion.

Mr. Thompson requested the board waive the storm water management plan since the property is sand and gravel.

Roland Denby moved and Larry Jacobsen seconded a motion to waive Section 9.5.1 Storm water management design standards and Section 9.6 Storm drainage construction standards, of the subdivision regulations. Vote was 3-0-0 in favor of the motion.

John Roberts explained that the board usually requires a full blown hydro study in subdivisions over three lots. However since one lot has a foundation already on site and was approved by the Town the board would consider waiving this.

Larry Jacobsen moved and Roland Denby seconded a motion to waive the full hydro study as required in Section 6.2.1 Item #26 and would require a hydro impact statement in its place. Vote was 3-0-0 in favor of the motion.

Roland Denby moved and Larry Jacobsen seconded the motion to accept the Sketch Plan of Sunlight Acres. Vote was 3-0-0 in favor of the motion.

Roland Denby moved and Larry Jacobsen seconded the motion to accept September 26, 1996 Minutes. Vote was 3-0-0 in favor of the motion.

VI OLD BUSINESS:

1) Proposed Changes To Waterboro Zoning Ordinance

Pat Sicard noted that the time of notification for zoning changes is different for public hearings than for Town Meeting.

Pat also noted to the members that the Board of Selectmen are pleased to see the planning board working on changes as long as the process of review was being done systematically. Roland Denby indicated that it was difficult to try to fit all circumstances in the ordinance. After the attorney has looked at suggested changes the view on things is sometimes different.

1) Home Occupation Land Use

Sharon asked for direction on what types of information the board would like to allow them to review the existing regulations and compare or suggest changes needed. She also indicated that maybe what we have is basically working it may just need some clarification or additional performance standards.

The board would like to have copies of surrounding towns ordinances that deal with home occupations prior to next meeting.

Sharon noted that the State of Maine licenses Child care for over three and under twelve yet our ordinance calls up to six children a home occupation and over six a specified use requiring review and additional land area.

Larry indicated that possibly home occupations should be required to come before the board to allow conditioning if the board feels that necessary. Wouldn't this add to the work load that the board currently has? The board has not had much time for planning. It was noted that maybe an amnesty program to allow home occupations to come forward would be needed. Possibly a small business fair would be something to consider.

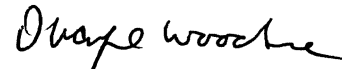
VII NEW BUSINESS:

In response to the note forwarded to the board members from Ralph Stanley, John felt that under Article 3 of the Zoning Ordinance dealing with the health and welfare of the community allowed the board to require an applicant to get a Hazardous Waste Permit.

Sharon explained that the Hazardous Waste Ordinance is administered by the Code Enforcement Office and maybe the board should require an applicant to proceed to the Code Enforcement Officer to apply for a Hazardous Waste Permit but not condition an approval from the Planning Board contingent on the applicant acquiring a permit. This does not allow the C.E.O. any option for the applicant.

VIII ADJOURNMENT: A motion to adjourn by Roland Denby seconded by Dwayne Woodsome. Vote was in favor at 9:09 p.m.

Respectfully submitted,



Dwayne Woodsome
Secretary/Treasurer

