

# **PLANNING BOARD**

## **Town of Waterboro**

### **REGULAR MEETING**

**December 11, 1996**

**Meeting called to order by Chairman, Douglas Foglio at 7:35 p.m.**

**I ROLL CALL:** Present were Roland Denby, Larry Jacobsen, Judi Carll, John Roberts and Chairman, Douglas Foglio.

**II MINUTES OF PREVIOUS MEETINGS:** November 14, 1996 minutes

### **III COMMUNICATION AND BILLS:**

1. Re-Issuance of Conditional Use Permit for Waterboro Old Home Days Committee
2. Letter to Committee's from Finance Committee Re: 0% Increase for 1997 Budget
3. Letter from Kasprzak Inc. on Performance Standards for Home Occupations
4. The Yankee Planner Fall 1996 Issue

### **IV REPORT OF OFFICERS:**

### **V APPOINTMENTS:**

**Thomas & Carol Patterson Map 46 Lot 2099 R Zone**

Mrs. Patterson addressed the board indicating the need for a less restrictive setback to allow placement of a modular home that as proposed would face Newton Drive. The Patterson's indicated that they fully intend to purchase the adjacent lot #2100 from the Town of Waterboro. They have a note from the only other abutter to lot #2100 indicating that he has no desire to purchase the lot. Time constraints do not allow the Pattersons the ability to complete this prior to the delivery of the home therefore their only option is to request relief from the Board.

John Roberts noted that since he had been on the Board they had not approved requests for allowing placement of homes facing the road when the home could be placed on the lot in another location that would allow the required setbacks to be met.

Roland Denby asked if the applicant had paperwork on the adjacent lot 2100 for the purchase. The applicant indicated that they had no paperwork. They asked what they would need to do to allow the board to grant their request? Lot 2100 is owned by the Town of Waterboro and a brook is located on the lot that would not allow construction within 100 ft. of the brook. Roland asked if the board could condition the approval on the purchase of lot 2100. John Roberts indicated that the applicant has stated they have purchased a modular and therefore would not have time to do so.

Roland Denby moved and Larry Jacobsen seconded a motion to approve the application with setbacks from Newton Drive and Lot 2098 and the rear property line setbacks to be maintained as per the ordinance and to allow the use of a seventeen (17) foot sideline setback bordering lot 2100 under section 2.08 and 4.02.

Discussion: Larry Jacobsen asked if due to the Shoreland Zoning in this area could the adjacent lots be built on. Sharon Abbott indicated that there is a small area that allows construction where these properties are located. To either side there are areas that fall in the Resource Protection Zone and the Shoreland Zone which governs the required setbacks of 100 ft. from the upland edge of a wetland area and a Resource Protection Zone does not allow construction.

The Vote was 2 in favor 1 opposed and 1 abstention. Motion passes in favor.

The applicant asked if further approval would be required for them to add on to this building. The board indicated that to allow the lots to become contiguous an amendment to the subdivision plan would be required. If they purchased the adjacent lot the planning board would need to review any future requests for construction on lot 2099.

Roland Denby moved and Judi Carll seconded the motion to act on the Minutes and the Communications after the appointments. Vote was 4-0-0 in favor of the motion.

#### **Sunlight Acres Subdivision by Kathleen Skelton (4 lot subdivision)**

Bill Thompson of BH2M was present as well as the property owner, Kathleen Skelton. They are presenting Preliminary Plan of a four lot subdivision named Sunlight Acres. Doug Foglio indicated that he and Sharon had reviewed the plans by the checklist and found the plan to be complete. Doug indicated that he had noticed two things that would need to be addressed on the plans:

- 1) The greenbelt language in Note #18 should include allowance of cutting for utilities, and
- 2) Notification of abutters be completed as indicated in Section 6, 6.1.8 by certified mail of the presentation of Preliminary Plan.

A Public Hearing has not been held for this property. The board indicated that a Public Hearing would be scheduled at the next regular meeting on January 8, 1997 at 7:30 p.m.

Doug asked why a common drive was not requested for lots 3 and 4. Lot 3 has already received a highway entrance permit during the construction of the foundation on lot 3. Lot 4 has more than the required frontage and the board did not feel they should dictate the location of the entrance.

Test pits can be used as denoted on the plan but would need to be constructed with a loam liner. State Plumbing code has new specifications. Bill Thompson provided an outline for construction standards.

Mr. Thompson asked if the Board could approve the Preliminary Plan provided that the change to Note 18 be made and notification of abutters be completed?

John Roberts moved and Judi Carll seconded a motion to accept Preliminary Plan and allow the plan to go to Final Plan as long as the change to Note #18 and the compliance with 6.1.8, notification of abutters is completed. Vote was 4-0-0 in favor of the motion.

Doug Foglio turned the meeting over to the Vice Chairman, John Roberts since he had to leave the meeting to attend a wake.

Roland Denby moved and Judi Carll seconded a motion to approve the November 14, 1996 minutes as written. Vote was 4-0-0 in favor.

**VI OLD BUSINESS:**

**Scheduling of Public Forums for 1997**

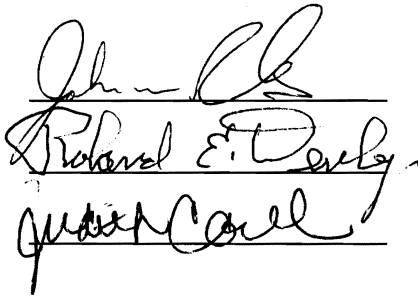
Discussion of members present on the scheduling of January 8, 1997 meeting. The general consensus of the board was that they have gotten information from the public. Another forum would not necessarily be different and they should work with the information that has been brought to their attention thus far on Home Occupations. Larry Jacobsen volunteered to write something up for the next meeting.

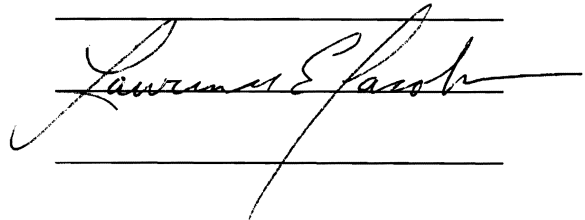
**VII NEW BUSINESS:**

**VIII ADJOURNMENT:** It was moved and seconded to adjourn the meeting at 9:34 p.m.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
John Roberts  
Roland E. Denby  
Judi Carll

  
Lawrence E. Jacobson