

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

June 11, 1997

Meeting called to order by Vice Chairman, John Roberts at 7:48 P.M.

- I **ROLL CALL:** Present were Everett Whitten, Roland Denby, Dwayne Woodsome, Judi Carll and John Roberts, Vice Chairman.
- II **MINUTES OF PREVIOUS MEETINGS:** May 14, 1997
- III **COMMUNICATION AND BILLS:**
1. Tewhey Associates Re: Carpenter Woods Subdivision
 2. Permit for Genest Gravel Extraction from Saco River Corridor Comm.
 3. Letter to Chairman of Planning Board From: Steve Kasprzak
 4. Notice of Intent To File: Biosolid Application to property located on Middle Road and Knight Road on property owned by James Hamilton

IV **REPORT OF OFFICERS:** Dwayne Woodsome reported the Planning Board has \$1539.09 in their account as of June 6, 1997.

V **APPOINTMENTS:**

7:30 p.m. Map 47 Lot 49 AR Zone Matthew Colton

Mr. Colton requested permission to construct a 24' x 44' home on a lot in the Lake Sherburne Subdivision. The width of the lot measures 75 ft. and required setbacks of 35 ft. allow a 5 ft. building envelope. Sharon noted that the measurements noted on the plot plan are foundation measurement only and does not include eaves, steps, etc. Mr. Colton indicated that the entry from the basement toward the side of the home would be a walkout at ground level. The most he would need would be a step.

Everett Whitten moved and Judi Carll seconded a motion to grant approval utilizing 23 ft. sideline setbacks, front and rear setbacks be maintained per ordinance under Section 2.08 and 4.02 of the Waterboro Zoning Ordinance. Vote was 4-0-0 in favor of the motion.

VI **OLD BUSINESS:**

1. *Carpenter Woods Final Plan Map 13 Lot 17 F & A Zone*

The Planning Board reviewed the Final Plan of Carpenter Woods utilizing the final checklist. A copy of the May 14, 1997 minutes was reviewed and it appears that the requested additions have been made to the final plan.

Dwayne Woodsome indicated that there were several letters from the Road Review Committee that have not been addressed. He also noted that unless something is done he did not feel the plan should be signed.

It was noted by the developer that some changes have been made through Preliminary Plan. No measurable impact to the road would occur through the development as noted by a Road Engineer. His report is on file with the Planning Board. The plan has been scaled down from five lots to three lots.

Dwayne Woodsome noted that the Road Review Committee had met three or four times and as currently situated there would be not allowance to straighten the curve on Thyngs Mill Road. Dwayne also indicated that between 30 or 40 ft. would allow for snow plowing during the winter. He indicated that during winter months this road is down to single land and until a deed is presented by the developer he would suggest not signing the plan.

Mr. Speed indicated that the plan shows the layout of the road. At the last meeting a layout plan was presented and placed on file. The stone wall is the towns. Mr. Speed requested a recess.

Mr. Speed and Kirk Butterfield with attorney Rick Hull re-entered the meeting and presented a proposal to deed an easement to the Town to allow construction/reconstruction of the highway measuring approximately 25 ft. from the front property line of lot #3.

Everett Whitten moved and Roland Denby seconded a motion to approve the Final Plan of Carpenter Woods Subdivision with the condition that an easement deed granting the Town of Waterboro the right to construct and reconstruct highway starting 0 ft. uphill from the corner of Clarks Bridge Road at the second culvert down to the corner pin of the Orchard lot, intending to grant approximately 25 ft. easement at its widest point, be secured from the developer prior to the filing of the plan at the registry. Vote was 3-0-1 in favor of the motion.

Paper Roads - Southern Maine Regional Planning Commission

Sharon had suggested contacting Southern Maine Regional Planning Commission to have a representative at the June 26, 1997 meeting for consultation purposes regarding paper streets. The members

Judi Carll moved and Roland Denby seconded a motion to approve the minutes of May 14, 1997. Vote was 3-0-2 in favor of the motion.

VII NEW BUSINESS:

Letter to Chairman of Planning Board From Steve Kasprzak

The letter was regarding Zoning Changes addressing recent changes by the legislature on variance appeals allowing home rule.

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Everett Whitten moved and Roland Denby seconded a motion to approve the Final Plan of Carpenter Woods Subdivision with the condition that an easement deed granting the Town of Waterboro the right to construct and reconstruct highway starting at 0 ft. uphill from the corner of Clarks Bridge Road at the uphill side of the drainage easement at the second culvert down to the corner pin of the Orchard lot, be secured from the developer prior to the filing of the plan at the registry. Vote was 3-0-1 in favor of the motion.

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The board requested that Sharon contact the attorney to have her draft changes to the Waterboro Zoning Ordinance, Section 10 which the board would review and schedule future public hearings.

VIII ADJOURNMENT: Motion to adjourn made and seconded at 9:00 p.m. Vote 4-0-0 in favor.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer
