

PLANNING BOARD

TOWN OF WATERBORO

REGULAR MEETING

July 9, 1997

Chairman Doug Foglio called the meeting to order at 7:30 p.m. noting that a quorum was met.

In the absence of a secretary, Judy Carll moved and Everett seconded that Brenda Charland take minutes. Vote was 5-0-0.

I. ROLL CALL:

Present: Chairman Doug Foglio, Judy Carll, Roland Denby, Larry Jacobsen, Everett Whitten

II. MINUTES OF PREVIOUS MEETING: June 26, 1997

Judy Carll moved and Roland Denby seconded the motion to approve the minutes of June 26, 1997 as read. Vote was

III. COMMUNICATIONS AND BILLS:

A letter from Bernstein, Shur regarding the Carpenter Woods Subdivision was deferred for later discussion.

IV. REPORT OF OFFICERS:

Chairman Doug Foglio suggested that each member verify that they have a current copy of the Town of Waterboro Comprehensive Plan. If not, be sure to get a copy from the Selectmen's Office.

V. APPOINTMENTS:

Map 19, Lot 15 T. K. Machining (Robert and Kayla Dewitt)

The applicants are requesting permission for two conditional use permits for property located on Route 202 in South Waterboro.

Doug Foglio expressed concern that the applicants requested permission for two permits. The applicants explained that they were requesting two permits so that the property would be more attractive for resale purposes, however, they have no intention of selling the property at this time. Doug noted that applying for two uses would not be beneficial because every change of use requires a conditional use permit and use does not pass with the property. A new owner must apply for a use change.

Formerly the property was approved for up to five uses on one property. The applicants would relocate their machine shop and office space to this location.

Parking would be provided for the five employees by removing the garage and part of the apartment building in the rear of the building. Access to parking and deliveries would be from the Pine Street side. Parking at the front of the building from Route 202 would be for customers and sales people only. The company is primarily involved in contract work for larger companies so parking would be minimal.

Larry Jacobsen made the motion and Everett seconded that the living area and exiting garage in the rear of the building be removed to the original building with ~~only~~ the steel structure remaining; a parking area be constructed in the rear of the property for employees; one use, being the fabrication, manufacture and sale of product and accessories, will be conducted on the property; the upstairs will be used exclusively for storage. The motion passed 5-0-0.

Map 32 lot 8 AR - Emile LeBlanc

The applicant is requesting permission to expand his home which falls within the 100 ft. setback from the normal high water mark of Ossipee lake by adding an attached garage.

Based on the fact that the expansion would bring the property no closer to the water front and that it uses less than 30% of the allowable expansion, Everett Whitten made the motion and Larry Jacobsen seconded that permission to expand the home be granted subject to onsite inspection for the purpose of verifying the setbacks based on the rules and regulations of the DEP. Roland Denby and Larry Jacobsen will conduct the inspection and will notify the Selectmen's Assistant to advise the CEO. The motion passed 5-0-0.

Map 41 lot 27 AR - Paul Gendron

The applicant is requesting permission to expand his home which falls within the 100 foot setback from the normal high water mark of Ossipee lake by adding to an existing deck.

Based on the fact that the expansion would bring the property no closer to the water front, Judy Carll made the motion and Everett Whitten seconded that permission to expand the deck be granted subject to onsite inspection for the purpose of verifying the setbacks based on the rules and regulations of the DEP. Roland Denby and Larry Jacobsen will conduct the inspection and will notify the Selectmen's Assistant to advise the CEO. The motion passed 5-0-0.

VI. OLD BUSINESS:

Paper Streets:

This being a serious problem, the board should call a hearing. The identification and notification of which paper streets exist in Waterboro must be completed by September 30 or the properties automatically revert to the town.

Everett made the motion and Roland seconded it that an opinion be obtained from the attorney regarding the town's responsibility and the possibility of an extension. The motion passed 5-0-0.

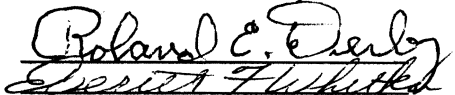
Carpenter Woods Subdivision:

After discussion regarding the letter from Berstein and Shur, it was decided that the chairman will contact the attorney to clarify the contents of the letter

V. NEW BUSINESS:

VI. ADJOURNMENT:

The chairman adjourned the meeting at 9:50 p.m.



Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer