

# PLANNING BOARD

## Town of Waterboro

REGULAR MEETING

AUGUST 28, 1997

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

- I **ROLLCALL:** Present were Everett Whitten, Roland Denby, Dwayne Woodsome, Duane Fay and Chairman, Douglas Foglio, Sr.
- II **MINUTES OF PREVIOUS MEETINGS:** Will approve at next meeting.
- III **COMMUNICATIONS & BILLS:**
- IV **REPORT OF OFFICERS:**
- V **APPOINTMENTS:**

**7:30 p.m. Ed Bennett Map 50, Lot 1 Circle Drive - Garage**

Mr. Bennett requested permission to add a 36' x 24' garage to his home on Circle Drive. Rough plans for the addition show a 23.5' front setback from Circle Drive in a zone requiring a 75' minimum front yard setback.

Doug Foglio noted the applicants do not know the true location of the boundaries of the 50' right of way on Circle Drive and do not have an accurate reference point for plotting their addition. Before the Planning Board can grant a conditional use, Doug Foglio recommends the applicant acquire a Class "D" survey of the existing structure and the proposed addition. Additionally, Doug would like the board members to do an onsite inspection of the property prior to the next meeting.

**7:45 p.m. BH2M Engineers (Wm. Whitten) Map 11, Lot 11  
Sketch Plan, 7 Lot Subdivision, Webber Road**

William Whitten, acting as agent for landowner David Greaton, presented sketch plans for a proposed seven (7) lot subdivision on Webber Road.

Doug Foglio noted the previous owner agreed had discussed additional right-of-way width. Discussions had centered around an approximate 20' right-of-way to enable future road rebuilding. Doug requested that the width of the road be included on the sketch plans and Mr. Whitten agreed. Dwayne Woodsome moved and Everett Whitten seconded a motion to accept the sketch plan. No discussion, vote was 5-0-0 in favor of the motion.

Doug Foglio recommended an onsite inspection of property to discuss driveway site issues. Planning board members may require the sharing of driveway entrances in order to satisfy local minimum safe sight distance standards. Dwayne Woodsome motioned to set up a site walk with members of the Planning Board and members of the Road Review Committee for 9/8/97 at 6:00 p.m.. Everett Whitten seconded the motion, vote was 5-0-0 in favor of the motion with no discussion.

Doug Foglio instructed Sue Macey to send notices of the site walk to all Planning Board members and to members of the old Road Review Committee. Doug also requested that the landowner provide a copy of the sales agreement for the property and a letter authorizing BH2M to act as an agent for Mr. Greaton in negotiations with the Planning Board.

**VI OLD BUSINESS:**

Doug Foglio motioned to return former Planning Board member Judy Carll's Ordinance Manual. Roland Denby seconded the motion, no discussion. Vote was 5-0-0 in favor of the motion.

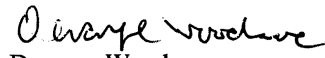
**VII NEW BUSINESS:**

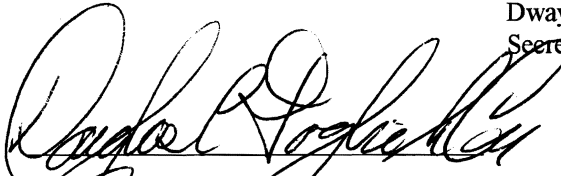

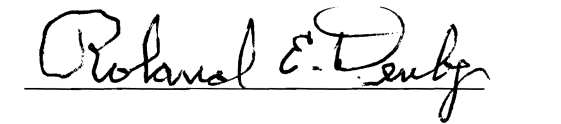
Dwayne Woodsome made a motion to postpone the 9/10/97 meeting with the Waterboro Selectmen until 10/08/97 at 8:30 p.m.. Everett Whitten seconded the motion. Discussion: Doug noted this will give the Planning Board two (2) meetings to discuss plans for the meeting. Vote was 5-0-0 in favor of the motion.

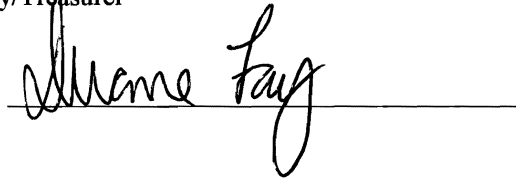
Doug Foglio made a motion to allow Sue Macey to work additional hours for the next 1 to 2 months. Roland Denby seconded the motion. Vote was 5-0-0 in favor of the motion with no discussion.

**VIII ADJOURNMENT:** Meeting adjourned at 10:30 p.m.

Respectfully Submitted,

  
Dwayne Woodsome  
Secretary/Treasurer

  
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