

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

SEPTEMBER 10, 1997

Chairman Doug Foglio called the meeting to order at 7:35 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:** Roland Denby and Doug Foglio recommended changes before approving minutes of 08/13/97 and 08/28/97. Will approve at next meeting.
- III **COMMUNICATIONS & BILLS:**
- IV **REPORT OF OFFICERS:**
- V **APPOINTMENTS:**

7:30 p.m. Tax Map 44, Lot A-475 Zoned R David & Debbie Woodbury

Applicants are requesting permission to add a deck and aboveground pool to this property located on Victoria Lane in the Lake Arrowhead Subdivision.

Duane Fay motioned and Everett Whitten seconded to approve the project as per the plan with the deck being placed between the pool and the house. The front setback abutting Victoria Lane would remain at 39' and the rear setback abutting Lot A476 would remain at 31' as per Conditional Use permit issued 08/14/91 by the Waterboro Planning Board for this property. The sideline setback abutting Lazy Brook Drive would be 28'. Under Sections 2.03 and 2.08 of the Waterboro Zoning Ordinance as amended March 8, 1997. Vote was 5-0-0 in favor of the amended motion.

8:00 p.m. Map 11, Lot 29-5 A-R Zone Saco River Telegraph & Telephone

Applicant, being represented by Jim Knight at the Planning Board meeting, seeks permission to allow the construction of a 12' x 18' cement pad and remote central office for communication purposes on this property located on the intersection of Townhouse and Deering Ridge Roads. Doug Foglio would like to see proposed construction moved back at least 20' from Townhouse Road right-of-way.

Roland Denby moved and Duane Fay seconded to approve the project provided that the corners of the cement pad are situated a minimum of 25' back from the Townhouse Road right-of-way and a minimum of 25' from the Deering Ridge Road right-of-way. Reference Section 3.09, Item #44 of the Waterboro Zoning Ordinance Land Use Table. Reference is also made to a Conditional Use Permit issued 10/30/90 by the Planning Board to Saco Tel. & Tel. Co. for a remote central office on concrete pad on Lot 12A, Tax Map 9, Zoned AR (see attached).

Discussion: Upon questioning by Doug Foglio, Jim Knight stated that Saco Phone requires the construction of an additional switching station for safety issues due to enhanced 911 service and because of increased traffic caused by the privatization of area phone lines. Vote, motion passed, 5-0-0.

VI OLD BUSINESS:

Meeting with the Waterboro Selectmen - Members of the Board postponed discussion until the next Planning Board meeting.

Paper Roads - Doug Foglio noted that the deadline for recording information on "Paper Roads" is September 29, 1997. He recommended the Planning Board submit to the Waterboro Selectmen for approval a list of all the known roads and an extension for all of the unknown roads. Dwayne Woodsome gave Sue Macey a list of the roads that were discussed at the 08/13/97 meeting. Doug stated he would try to work on this project next week with John Roberts and Sue Macey.

Garage on Circle Drive, Map 50, Lot 1 - Several of the Planning Board members had an opportunity to inspect the property on Circle Drive. Applicants are requesting permission to construct a garage without sufficient setbacks. Doug Foglio suggested that the property owners might consider moving the location of the garage so that it is accessed from the circular part of the road in order to better meet the setback requirements.

VII NEW BUSINESS:

VIII ADJOURNMENT: Meeting adjourned at 10:00 p.m.

Respectfully Submitted,

Dwayne Woodsome
Secretary/Treasurer







