

# PLANNING BOARD

## Town of Waterboro

REGULAR MEETING

SEPTEMBER 25, 1997

Vice-Chairman John Roberts called the meeting to order at 7:35 p.m. noting that a quorum was met.

**I ROLL CALL:** Present were Roland Denby, Duane Fay, Dwayne Woodsome and Vice-Chairman John Roberts.

**II MINUTES OF PREVIOUS MEETINGS:** Moved by Roland Denby, seconded by Dwayne Woodsome to accept minutes of August 13, 1997 meeting as presented. Motion passed 4-0-0.

Approval of minutes of August 28, 1997 and September 10, 1997 was deferred until a later time.

**III COMMUNICATIONS & BILLS:**

1. Letter from Massabesic Health Resources, P.A. concerning the planting of maple trees along Main Street in South Waterboro. Sue Macey will notify Massabesic that they need to contact the state, the water district and possibly Central Maine Power before proceeding to plant the trees.
2. Letter from Waterboro Selectmen concerning the preparation of Town Reports. Will save for discussion at 10/08/97 meeting with the Selectmen.
3. Letter to Selectmen concerning Paper Streets. Sue Macey informed board members that paperwork had been signed by the Selectmen and recorded at the Registry of Deeds.

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

**7:30 p.m. Map 45, Lot 1501 Zoned R Mark Hazell**

Mr. Hazell is requesting a 35' x 24' building package within the shoreland zone. Applicant has received a verbal permit from the Saco River Corridor Commission for the rear shoreland setback requirements. Members indicated the importance of meeting the setbacks and discussed the problems some people have had in the past. They recommended the applicant hire a surveyor to do a Class "D" survey.

Discussion also centered around abutters and the possibility of residences being built on adjoining lots. Applicant mentioned that this property has a relatively steep slope down to the water with a difference of about 20'.

Roland Denby moved and Duane Fay seconded a motion to grant the applicant the following: a 36' front setback abutting Lone Pine Road; a 25' sideline setback abutting Lot 1500; a 30' sideline setback abutting Lot 1502; shoreland setbacks of 100' on the rear corner of the proposed construction closest to Lot 1502 and 83' on the rear corner closest to Lot 1500. Denby further moved that the conditional use permit not be issued until information is received from the Saco River Corridor Commission with the applicant to follow the Saco River Corridor Commission Permit and utilizing Soil & Erosion Control Methods during construction including the use of hay bales and black silk fence along the lake side of the house. Under Section 2.08, 4.02 and 7.01. Vote was 4-0-0 in favor of the motion.

**VI OLD BUSINESS:**

**Meeting with the Waterboro Selectmen -** Members of the Board decided to discuss issues concerning the hiring of a Town Planner with the Selectmen during the 10/08/97 meeting. Members feel they need support in deciding various legal issues facing the board.

**Minutes of Sitewalk, Webber Farm Subdivision, September 8, 1997, Tax Map 11, Lot 11.**

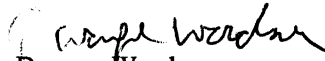
Roland Denby moved and Dwayne Woodsome seconded a motion to change the wording in the minutes from "Green Belt" to "Site Trees" and to add "Pine trees out front be replaced with two (2) hardwood site trees per lot...." See attached amended Minutes of Sitewalk. No discussion, Motion passed, 4-0-0.


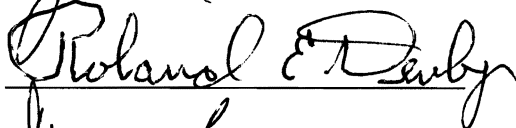

**VII NEW BUSINESS:** John Roberts scheduled election of officers for the final item on the agenda of the 10/08/97 Planning Board meeting. He instructed Sue Macey to send a letter to all Planning Board Members informing them of the election.

Members were reminded that one Planning Board member must be chosen to serve on the Taylor House.

**VIII ADJOURNMENT:** Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

  
Dwayne Woodsome  
Secretary/Treasurer

  
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