

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

October 23, 1997

Chairman Doug Foglio called the meeting to order at 7:35 p.m.

I ROLL CALL: Present were Douglas Foglio Sr., Roland Denby, Everett Whitten, Duane Fay, Dwayne Woodsome.

II MINUTES OF PREVIOUS MEETINGS: There were no minutes to be approved.

III COMMUNICATIONS AND BILLS: The following communications were read.
SMEDD Site Request
Letter from Selectmen/Town Reports
Newspaper Article/Business Parks
Letter to CEO concerning Home occupation
Letter to CEO concerning Deer Acres Subdivision

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:35 Dale Witman and Brenda Charland enter the meeting at this time to inform the Planning Board that their secretary has left the employment of town offices on this date.

7:40 William Whitten from BH2M representing the land owner for the Webber Farm Subdivision. The Planning Board is waiting for more information to move forward with the subdivision request. They need a report from the Fire Department on the water supply in the area in case of fire within the subdivision. They also need a letter from a drainage expert regarding how the drainage will affect the property and to ensure that drainage will not be directed onto abutting properties. A letter is needed from a well driller to make sure there will be sufficient water supply for the subdivision. Set back from Webber Road is discussed. The Planning Board would like the houses to be set back 200' which is further than normally required setback in the zoning ordinance however the Planning Board would like to keep the rural characteristics of the area. There will be trees planted in between the lots and the required minimum size will be 2 1/2". The Planning Board is requiring a vehicular easement from the driveway on lot 6 to the cemetery on the property. This does not have to be a maintained drive just an easement. The Planning Board is waiting for the return receipts from the post office from the notices sent to abutters of the proposed subdivision.

Dwayne Woodsome motioned to schedule a public hearing for November 12, 1997 at 7:30 p.m. to discuss the Webber Farm Subdivision.

VI OLD BUSINESS Meeting continued on October 29, 1997

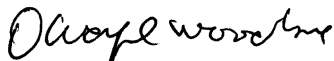
The Planning Board held their elections for officers. Roland Denby motioned to keep the same officers that are currently serving on the board. Everett Whitten seconded. Vote is all in favor, motion carries. Dwayne Woodsome made the motion to appoint Roland Denby as the Planning Board representative from the Planning Board. Everett Whitten seconded. Vote was unanimously in favor. Motion carried.

Goals of the Planning Board - Douglas Foglio, Chairman spoke on his vision for the Planning Board. The current zoning ordinance has had many amendments through the years that are referred to as band-aids. Doug would like to see changes incorporated in the zoning ordinance to make the changes to the ordinance a smoother and more consistent throughout the ordinance. In an effort to do this and to save time everyone on the board will take a section of the ordinance and bring back to the board ideas on how it could be better. The board start to put together rough drafts of changes and begin to hold public hearings on the draft changes.

VII NEW BUSINESS

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

Respectfully Submitted,


Dwayne Woodsome
Secretary Treasurer

