

# PLANNING BOARD

## Town of Waterboro

### Planning Board Meeting November 12, 1997

**I ROLL CALL:** Douglas Foglio Sr. Calls the meeting to order at 9:00 p.m.  
Attending are: Doug Foglio, Roland Denby, Larry Jacobsen, Duane Fay, Dwayne Woodsome, Everett Whitten, John Roberts.

### II APPOINTMENTS

Richard Arundel, Paul L'Heureux and Tom ? representing the Fraternal Order of Eagles are present to discuss their application for a change of use on the property located on Route 202 in South Waterboro on map 18 lot 8. Richard Arundel states that they are in the process of buying the old Atkinson Electric building. They would like to open up all the walls and replace with lolly columns. Doug states there is already three residences, one being a business on this property. They might want to consider using public water. The planning board will need to know that the septic system is suitable for the use. It is suggested to get a copy from the Code Enforcement Office of the septic system and to get a soils engineer to evaluate that system to see if they need to update it. They will have to bring a sketch to the planning board of the area they propose to use. They need to come back with a plan of what they want to do. Paving for parking is discussed. This is determined by the applicant and the CEO. The Eagles plan to be open to their membership from 10 a.m. to 10 p.m. John Roberts made the motion to hold a public hearing on the second Wednesday in December at 7:30 on this proposal. Dwayne Woodsome seconded. Vote is unanimous. Motion passes. The Eagles will have to have available one week before the hearing the following: A blueprint of the proposed use, and their plan of what they would like to do, their hours..everything. It is suggested that they have their membership present at the public hearing to answer all questions.

9:30 Esau Crosby regarding his request for a conditional use permit. He is in the process of building a home in Lake Arrowhead and would like to put a 5 x 10 mudroom addition. He presents the board with a copy of his plans for the mudroom. After discussion of the setbacks it is determined that a sideline conditional use to within 28' of the property line is needed. It is explained that the steps to the mudroom must be on the front of the addition so as not to encroach on the sideline setback even further. John Roberts made the motion to grant Esau Crosby a 28' left hand sideline conditional use permit as long as he meets all other setbacks. Duane Fay seconds. Vote is unanimous. Motion passes. Esau will have to contact the CEO to acquire a building permit after the planning board has signed the conditional use permit.

9:45 Jim Gerry regarding his request for a 2 lot subdivision. Doug tells Jim that he will need a certified survey of the proposed subdivision as it will have to be recorded in Alfred. He will need a soils test, the lot lines laid out, and a letter regarding water supply.

### III OLD BUSINESS

The Webber Farm subdivision is discussed. John Roberts made the motion to send the studies that were presented tonight to the towns engineer to review. Duane Fay seconds. Vote is unanimous in favor of the motion.

Doug Foglio asks Dwayne Woodsome and Roland Denby to get together and work on their budget request for next year.

John Roberts made the motion to continue this meeting next Thursday at 7:30. Everett Whitten seconds. Vote is unanimous in favor of the motion. This will be posted in the Smart Shopper and in the Town Hall.

**CONTINUATION 11/20/97**

Present: Douglas Foglio Sr., Duane Fay, Roland Denby, Everett Whitten, Rob Baker.

**IV REPORT OF OFFICERS**

Dwayne Woodsome gave treasurers report. Roland Denby made the motion to accept the report as read. Everett Whitten seconds. Vote is unanimously in favor. Motion carries.

**V. OLD BUSINESS**

The proposed budget request for next year is discussed. The agreed upon total request is \$13,885.00. Duane Fay made the motion to submit the budget request as presented and amended. Everett Whitten seconds the motion. Vote is unanimously in favor. Motion carries.

Planning for the ensuing year is discussed. Douglas Foglio made the motion to request \$7,500.00 for a consultant for planning zoning changes and subdivision regulations. Everett Whitten seconds. Vote is unanimously in favor. Motion carries.

Dwayne Woodsome reported that there are three wells on the Webber Farm property that will need to be discussed with the engineers on what they intend to do with them. Douglas Foglio reported that the drainage report submitted by BH2M on the Webber Farm property has been sent to Sebago Technics for an estimate on reviewing it. The nitrate study has been sent to Tewey Associates and to Gillespie to provide an estimate to review.

Zoning Ordinance changes are discussed. Douglas Foglio proposed to the board that he, Roland Denby and Rob Baker go to the town's attorney, Karen Lovell's office to go over the land use chart and bring back the definitions that were replaced by the chart, plus keep the chart. He would also like to discuss section 2.08 dealing with the planning board's authority on front yard setbacks on existing lots of record. Dwayne Woodsome made the motion that when Doug, Roland, and Rob go to the town's attorney they discuss section 2.08 along with the land use chart and have Karen Lovell's opinion sent back to this office. Everett Whitten seconds the motion. Vote is unanimously in favor. Motion carries.

**VII ADJOURNMENT**

Dwayne Woodsome made the motion to adjourn at 9:10 p.m. Everett Whitten seconds. Vote is unanimous. Meeting is adjourned at 9:10 p.m.

Respectfully submitted,  
*Dwayne Woodsome*  
Dwayne Woodsome  
Secretary/Treasurer

**APPROVED**

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