

PLANNING BOARD

Town of Waterboro

MEETING MINUTES

DECEMBER 10, 1997

I ROLL CALL: Planning Board members present are: Chairman, Douglas Foglio Sr., Dwayne Woodsome, Duane Fay, Everett Whitten, Roland Denby, Larry Jacobsen.

II MINUTES OF PREVIOUS MEETINGS: October 8, October 23, November 12 are reviewed. The following corrections need to be made. On October 23rd under Old Business Dwayne Woodsome made the motion to appoint Roland Denby to be the Planning Board rep. to the Taylor House Committee. On October 8 Larry Jacobsen made the statement to change to a full time selectmen and part time planner. Roland Denby made the motion to accept the minutes of October 8 with approved changes. Everett Whitten seconds. Vote is 6-0-0 in favor. Roland Denby made the motion to accept the minutes of October 23 with the approved changes. Everett Whitten seconds. Vote is 5-0-1 in favor, with Larry Jacobsen abstaining. Roland Denby made the motion to accept the minutes of November 12. Everett Whitten seconds. Vote is 6-0-0 in favor. Motions pass.

III COMMUNICATIONS AND BILLS:

1. The Deed from the Carpenter Woods Subdivision has been received. Duane Fay made the motion at accept the deed as received and to be put on the next Town Meeting Warrant to be accepted by the townspeople. Everett Whitten seconds. Vote is 6-0-0 in favor.
2. Letter from Bob Fay is passed out to everyone.
3. Letter from Karen Lovell regarding the meeting with Doug Foglio, Roland Denby and Rob Baker on zoning changes is reviewed. Dwayne Woodsome made the motion to purchase a notebook for each member of the planning board to keep all correspondence dealing with zoning changes and one for the office. Roland Denby seconds. Vote is 6-0-0 in favor of the motion. Karen Lovell confirmed that the planning board does have authority to allow deviations from setback on nonconforming lots of record.

IV REPORT OF OFFICERS

Dwayne Woodsome presents the treasurer's report. Roland Denby made the motion to accept the report as presented. Duane Fay seconds the motion. Vote is 6-0-0 in favor. Motion carries.

V APPOINTMENTS

8:45 Philip Weymouth regarding his request for a 1 lot subdivision on Map 4 Lot 3C.
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After some discussion on how many splits have already occurred to the original parcel, it is decided that more information is needed. Phil Weymouth will supply the information he has gathered. Dwayne Woodsome made the motion to accept the sketch plan as presented to the board. Roland Denby seconds the motion. Vote is 6-0-0 unanimous in favor of the motion. Dwayne Woodsome made the motion to have an onsite inspection of the property, everyone to go in pairs when they can arrange it. Duane Fay seconds the motion. Vote is 6-0-0 in favor of the motion. Phil is told to have everything flagged where he wants it.

9:00 The request of the Fraternal Order of Eagles is discussed. Dwayne Woodsome made the motion to approve the change of use on Map 18 Lot 8 to allow the Eagles to have their meeting house with the following conditions; a. paved parking to consist of not less than 28 spaces, to be determined by the CEO, by 90 days after opening or July 1, 1998 whichever comes first. b. the Eagles must provide a second HH200 reports with a second acceptable location for the septic system. c. They must hook up to the town water system. d. Never to be over 50 people present at one time. e. No off premise parking allowed. f. Must comply with the town's noise ordinance. g. Required to use the existing entrances to the roads. H. This use will be reviewed in 6 months and again in one year from the date of occupancy permit. Everett Whitten seconds. Vote is 6-0-0 in favor. Motion carries.

VI OLD BUSINESS

The survey estimates from Tewey and Associates and from Gillespie & Associates for the nitrate study on the proposed Webber Farm Subdivision are reviewed. Roland Denby made the motion to have RW Gillespie & Associates review the study. Everett Whitten seconds. Vote is 6-0-0 in favor. Motion carries.

VII ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 10:35. Roland Denby seconds. Vote is 6-0-0 in favor. Motion carries.

Respectfully submitted,
Dwayne Woodsome
Dwayne Woodsome
Treasurer/Secretary

[Signature]

[Signature]

[Signature]

