

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

JANUARY 22, 1998

Dwayne Woodsome called the meeting to order at 7:42 p.m. noting that a quorum was met.

I ROLL CALL:

Present were Dwayne Woodsome, Duane Fay, Everett Whitten and Larry Jacobsen.

II MINUTES OF PREVIOUS MEETINGS:

Everett Whitten made the motion to approve the minutes of December 10 meeting. Duane Fay seconded. Motion passed with 3-0-1 in favor with Dwayne Woodsome abstaining.

III COMMUNICATIONS AND BILLS

A thank you card was received by Nancy Brandt and Dianne Holden for the flowers received by the Planning Board at Christmas.

IV REPORTS OF OFFICERS:

V APPOINTMENTS

Phil Weymouth regarding his preliminary for a 1 lot subdivision. The planning board reviewed their on site inspection of the lot. Everett Whitten, Dwayne Woodsome and Roland Denby attended the onsite. Dwayne Woodsome reports that he questions the site distance. Phil explains that the entrance is already there to the abutting property owner on his property and states that the neighbor will continue to be allowed to use it. The planning board reviewed Phil Weymouth's request for a waiver of some of the conditions for a subdivision. Duane Fay made the motion to grant the waiver excluding the name of the subdivision as submitted. Everett Whitten seconds the motion. Motion passes with 3-0-1 in favor with Dwayne Woodsome abstaining. Dwayne Woodsome reviewed the checklist for subdivision approval. The following items must be added to the final sketch plan and be included on the mylar to be recorded at the registry; the soil test, the width of the road, the building envelope, the remaining land owned by Phil Weymouth must be depicted. Also the board suggested that Phil get an entrance permit from the Road Commissioner and if a culvert is required that also must be recorded on the final map.

Sketch Plan Review of Map 4 Lot 32 and 33 from a representative of Sanford Institute for Savings. They would like to split the property into three parcels. The judgment of foreclosure and Sale is submitted to the Board proving ownership of the property of the bank. It is explained by the board that each parcel requires 150 feet of road frontage. One of the parcels may need a 50 foot right of way to create the road frontage. They must keep in mind to maintain the setbacks when creating the right of way. They would also have to maintain a minimum of 80,000 square feet for each of the lots. The bank could just split the property in two parcels instead of three where they would not need the approval of the planning board. The bank is trying to get this accomplished before the end of February to auction this foreclosure property by March. It is left that the attorney will see what the bank would like to do and try to get the configurations needed to meet with the planning board next week if needed.

VI OLD BUSINESS

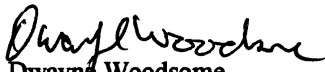
VII NEW BUSINESS

Discussion of the planning board's report for the town report. Dwayne Woodsome thinks that it should be stated that the planning board has been without a planner and some time without a secretary, along with the normal reporting of the meetings. Duane Fay thinks it should be stated that the planning board is requesting the hire of a town planner.

VIII ADJOURNMENT

Larry Jacobsen made the motion to adjourn at 9:05. Everett Whitten seconds. Motion passes with 4-0-0 in favor.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer.

