

PLANNING BOARD

Town of Waterboro

MEETING MINUTES

MARCH 4, 1998

Special meeting of the Waterboro Planning Board. Attending Chairman: Douglas Foglio Sr, Dwayne Woodsome, Duane Fay, Everett Whitten, Roland Denby.

PUBLIC HEARING

Chairman, Doug Foglio called the public hearing to order at 7:30. Walt Stinson from Sebago Technics is present. There is no public attendance at this meeting. The reason for this public hearing is to go over the proposed changes to the Zoning Ordinance on the Town Meeting Warrant. The proposed change is to add the definitions back to section 3.04 through 3.08 that were omitted when the zoning chart was adopted.

Duane Fay made the motion to conclude the public hearing at 7:50. Everett Whitten seconds. The motion carries with a unanimous vote in favor.

DISCUSSION

The Planning Board continues their special meeting to go over the Zoning Ordinance with Walt Stinson. Chairman Foglio asks Walt if he is interested in working with the Board to review the Zoning Ordinance. Walt says yes he is. Doug states that it is absolutely necessary to move along with reviewing the ordinance.

Roland would like to look at section 2.04 where it states that a project costing less than \$500 doesn't require a building permit or occupancy permit. Duane Fay states that maybe there shouldn't be a dollar amount.

Duane adds that the definition of "structure" needs to be looked at.

Dwayne Woodsome brought up shoreland zone being moved from 100' to 75' requirement. Doug states that if DEP has recorded that over a certain percentage of the buildings around the lake are closer than 100' they can change the setback to the average setback of the buildings currently there. Walt Stinson states that the setbacks of buildings around the lake can be easily established with arial photos.

Doug states that we have a limited amount of money for the purpose of reviewing the ordinance. The first thing we have to do is see if Walt is interested and the second to see if the Board wants to work with Walt.

Walt states that yes, he is interested and he believes that with the budget we are working with, we can make recommendations to get all sections of the ordinance to say the same things with the basis of the ordinance staying intact.

Doug asks, "What about lot size changes?"

Roland and Duane Fay both agree that we should look into expanding the village zone with smaller lot sizes for lots on the public water system.

Doug states that there are areas in town that a building is 1/2 in one zone and 1/2 in another. Doug adds that the Planning Board has to be prepared for what it wants at Town Meeting. It is important the changes are well supported by the members of the Planning Board.

One thing Doug would like to change is that swimming pools are not permanent structures and neither are tents.

Doug suggests that this review be done in pieces. That everyone on the Board take the book home and go over it for suggestions, pick out conflicts, and define what we want. We will have to get input from the town attorney.

Duane Fay says maybe we should clean up the conflicts in the ordinance as phase one, and make changes to the ordinance in phase two.

Doug asks all the members to take notes correcting sections as they go. Doug suggests that after reading the ordinance that Walt Stinson submit a proposal to the Board and we can vote on that proposal. Walt can attend workshops and hearings when it is necessary.

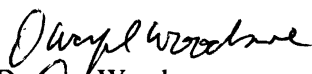
Another suggestion from Doug is that there should be major and minor subdivisions, and that utility poles should not be considered a conditional use on private property unless it's in the public right of way. A person should be able to rebuild more than one year after a building is destroyed.

Patti will get an updated copy of the Zoning book to all Planning Board members to use for this review. Patti will send a copy of Karen Lovell's opinions on zoning changes to Walt Stinson.

ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 9:30. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer
