

PLANNING BOARD

Town of Waterboro

MEETING MINUTES

MARCH 26, 1998

Before this meeting begins Duane Fay made the motion to close the last meeting. Everett Whitten seconds. Motions carries with a vote of 4-0-1 with John Roberts abstaining.

I ROLL CALL

John Roberts calls the meeting to order at 7:35. Attending from the Planning Board are: Duane Fay, Dwayne Woodsome, Roland Denby, Everett Whitten, and Chairman Doug Foglio enters at 7:45.

II APPOINTMENTS

Raymond Rheault Conditional use application on Map 6 Lots 24, 24A, and 26 for a private air runway strip. Roland asks Mr. Rheault where the houses are on the abutting lots. Mr. Rheault shows on the maps. John Roberts asks if he has talked to his neighbors about this. No he has not. Dwayne Woodsome made the motion to hold a public hearing on April 23 at 7:30 p.m. Roland Denby seconds. Motion carries with a unanimous vote in favor. It is explained to Mr. Rheault that the abutters to his property are to be notified by registered mail of this public hearing. Mr. Rheault will be put on the agenda for an appointment after the public hearing.

III MINUTES OF PREVIOUS MEETINGS

There are no minutes to be reviewed.

IV COMMUNICATIONS AND BILLS

V NEW BUSINESS

VI OLD BUSINESS

Michael Cadorette is present to go over his proposal from the last meeting for a conditional use on his property in Lake Arrowhead, Map 45 Lot 1519. Mr. Cadorette has a verbal approval from Saco River Corridor Commission but no paperwork yet. There is discussion of the proposed stairs to the water. Mr. Cadorette states that they are to prevent erosion. Doug Foglio states that stairs are considered a structure and this is not consistent with shoreland zoning. Mr. Cadorette states that he had all his permits 10 years ago and did not expect to have this kind of a problem. Roland Denby made the motion to table this until notification from Saco River Corridor Commission and until further research can be done. Duane Fay seconds. Doug Foglio states at this time the building part of this should be approved and the stairway should be put off. Doug states that he does not agree with allowing the stairway because it is not just. We should be fair to all people. How many decks has this town forced to be removed because they were too close to the water? Doug adds that he would like to see everyone be able to enjoy their property. Roland states that according to Article 7 of the zoning ordinance the code enforcement officer has the authority to grant a permit for a stairway to the water. Roland withdraws his motion at this time. Doug Foglio made the motion to give a five (5) foot additional window on all non-water sides, he cannot build any closer than 100' feet to the water and this requires a permit from CEO for the stairs. Duane Fay seconds. Vote is 5-0-0 in favor. Motion carries. Doug asks Patti to make note that this was approved according to Section 7.01.02 subsection A-5 on Page 7-5 of the Zoning Ordinance.

Phil Weymouth final plan is reviewed for **Gold Mine Subdivision**. Doug Foglio requested to go over the checklist again. There are two additions that need to be made to the final plan before Phil has the mylar made. The engineer's seal must be on the plan and the setback lines must be added to the lot that Phil is keeping. Phil will be given a copy of the subdivision checklist. Doug Foglio asks if we want to add to the subdivision checklist a requirement to get a dig safe permit? That will be discussed at a later date.

Duane Fay made the motion to continue this meeting next Wednesday at 7:30. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

April 1, Meeting Continuation

Attending from the Planning Board are: Chairman, Doug Foglio, John Roberts, Everett Whitten, Roland Denby, Dwayne Woodsome.

VI OLD BUSINESS

Welch property subdivision plan has not been recorded for the reason that the registry says it is incomplete; it needs the owner's name and address in the title block and the street address of the subdivision. John Roberts made the motion for Patti to write a letter to Rodney Norman at Sanford Institute for Savings, and copies to Lewis Maguire at Owen Haskell, and to Bruce Bergen from Bergen and Parkinson informing them of this and requesting them to submit a new plan with the required information, and for Patti to sign Dwayne Woodsome's name to the letter. Dwayne Woodsome seconds. Motion carries with a unanimous vote in favor.

Doug informs the board that Rob Baker is also writing a letter to Sanford Institute for Savings that the monumentation has not been set yet. The boundary lines need to be marked. Rob will be requesting that this be done and that no building or occupancy permits will be granted until the plan is complete.

Patti is asked to write a letter to the CEO from the Planning Board to verify that all applicable requirements of the **Webber Farm Subdivision** are taken care of, namely the wells being filled. No permits were to be issued until that was done.

Dwayne Woodsome would like a letter to go to the Selectmen that the Planning Board would like to talk to the Board of Selectmen before they hold interviews for the secretary position. Patti will notify the Planning Board when a meeting is set up.

Zoning Changes.

Discussion of inground swimming pools. Doug thinks that they should either be required to meet setbacks or should have the condition put to it that the pool can never be covered with a structure.

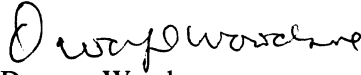
Discussion of sections 2.03 and 2.04. A letter will go to Rob Baker to look at these sections since they deal with the Code Enforcement Officer and ask for his comments.

Section 2.06 is reviewed. We should look at other town's regulations on this and see how this is dealt with elsewhere. We will ask Walt what other towns do with landlocked lots. We should check with Karen on landlocked lots requiring a 50 foot right of way.

VIII 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

4/23/98

