

# PLANNING BOARD

## Town of Waterboro

### MEETING MINUTES

APRIL 23, 1998

#### I ROLL CALL

Regular meeting called to order at 8:10 after public hearing, by Chairman Doug Foglio, Sr. Attending from the Planning Board are: Doug Foglio, Everett Whitten, Duane Fay, Dwayne Woodsome, Roland Denby, Susan Dunlap and Rob Baker.

#### II APPOINTMENTS

8:10 Bickford and Tracy Wiles for a conditional use on May 44 Lot A564. The lot abutting the Wiles' is owned by Saco River Telephone and there is a switching station on it. After a brief discussion, Everett Whitten made the motion to approve the Conditional use for 10' from Lot A565 under sections 2.08, 4.02 and 7.06.04 of the Waterboro Zoning Ordinance to construct an attached garage and breezeway with the condition that all setbacks are met. Duane Fay seconds. Motion carries with a unanimous vote in favor.

#### III MINUTES OF PREVIOUS MEETINGS

Roland Denby asked that the minutes of March 4<sup>th</sup> be revised to read "look into expanding the village zone with smaller lot sizes" Dwayne Woodsome made the motion to approve the minutes of March 11 as written. Duane Fay seconded. Motion carries with a unanimous vote in favor. Dwayne Woodsome made the motion to approve the minutes of March 26 as written. Roland Denby seconded. Motion passes with a unanimous vote in favor. Doug Foglio made the motion to approve the minutes of April 8 as written. Duane Fay seconded. Motion carries with a unanimous vote in favor. Minutes are signed.

#### IV COMMUNICATIONS AND BILLS

Review of the letter from Karen Lovell regarding her concerns on the proposed Dixon cluster subdivision off Rt. 117 through Limington. Dwayne Woodsome made the motion would like a copy of this letter forwarded to the applicant in response to their pre-application. Roland Denby seconds. Motion carries with a unanimous vote in favor. Doug Foglio would like to get a written opinion from the Fire Chief as to his concerns about accessibility of services from the Fire and Rescue to the development. Elias Smith who is present agrees to do that. A letter will be drafted from the Planning Board and the following is an outline of the letter:

1. Inform them the Fire Department will be sending a letter regarding concerns about response time.
2. There are concerns that the road servicing the development is a private road.
3. It is necessary that they contact SAD 57 regarding bus service for children.
4. There is a serious issue that the buses won't go in a development to pick up children.
5. There is a concern regarding additional subdividing of this land and future traffic over a private road.
6. There is also a wetland issue. Flood plain issues that will have to be addressed.
7. The Board is looking over other associated concerns with this subdivision and will forward them at a later date.

Roland Denby made the motion to send a letter with these statements. Everett Whitten seconds. Vote is unanimous in favor. Motion carries.

#### V REPORT OF OFFICERS

**VI OLD BUSINESS**

1. Discussion of the public hearing. Doug Foglio has concerns with the land use chart saying runways are a permitted use and where it came from in the definitions. The chart was adopted in '93. There are no guidelines that tell us procedures to use for a runway. Doug also questions whether 2.2 acres would fall under site plan. Site plan review doesn't involve uses. Before the next meeting the Bullard file will be pulled for review.

**VII NEW BUSINESS**

**VIII ADJOURNMENT**

Dwayne Woodsome made the motion to adjourn at 9:35. Everett Whitten seconds. Vote is unanimous in favor. Motion carries.

Respectfully submitted,

*Dwayne Woodsome*  
Dwayne Woodsome  
Treasurer/Secretary

*Douglas Foglio & Chris*  
*Everett Whitten*  
*Johanna E. Denby*  
*Susan Dunlap*

*Sharon Ez*  
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