

PLANNING BOARD

Town of Waterboro

May 13, 1998
Regular Meeting

I ROLL CALL

The meeting is called to order at 7:32 p.m. by Chairman Douglas Foglio Sr.
Attending from the Planning Board are: Roland Denby, Everett Whitten, Dwayne Woodsome, Duane Fay, Susan Dunlap and Douglas Foglio Sr.

II APPOINTMENTS

7:30 p.m. Dan Moison and Lee Littlefield with a Conditional Use application for Map 42, Lot A82 and A83. Doug Foglio states that this lot is long and skinny with lot A82 being unbuildable. The property lines are staked and roped off. If the septic system could be slid ahead 10' they could do a 10' wide deck and longer.

Roland Denby made the motion that if they meet the front and rear setbacks to grant a conditional use permit with the right side setback of 28' and the left side at 20' to incorporate the open deck. Everett Whitten seconded the motion. Motion carries with a unanimous vote in favor.

8:00 p.m. Laurie Jackson with a Conditional Use application to build a 22 X 26 detached garage on Map 42 Lot A276. There was a conditional use granted to build the home there. The driveway enters onto Greenfield Drive. Laurie would like to place the garage to the left of the house. The house currently sits 36' from Greenfield Drive. It is suggested to grant a 35' setback to be sure to meet the setback. Everett Whitten made the motion to grant the Conditional Use Permit for the garage to set no closer to the road than the house is now and meets all other side and rear setbacks. Doug Foglio Sr. seconded the motion. Motion carries with a unanimous vote in favor.

8:15 Doug Foglio Jr. enters to discuss preliminary plans for a 7 lot subdivision on a 56 acre lot off Route 202. Douglas Foglio Sr. sits out of the discussion for this portion of the meeting. Doug Jr. has spoken with Rob Baker, CEO. The lot is adjacent to the Water District property. Doug is looking to create a 60' easement along the whole lot, to create 2 back lots and 3 front lots with 2 more lots created but not to be part of the subdivision for a total of 7 lots. The five lots will be 5 acre lots with a private road running through it. Part of the property is in the wellhead protection zone. The state rules that no septic systems can be installed within 300' of the well and that the system has to be residential. Doug reports that Sebago Technics has looked at the plans and there could be 20 lots in this subdivision. The road will be maintained by an association and there will be a common driveway. Roland asks will this be on the public water system? Doug answers no. Duane Fay asks what is Doug looking to get waived. Doug answers

Planning Board

5/23/98

Page Two

the hydrogeological survey and the nitrate survey. Doug states he is here to find out if this subdivision is feasible, if it is not, he won't continue. Roland states that it would depend on the soils in each lot. Doug states the soils are consistent throughout the property. There are 18 test pits and the soils are silty sand. Doug states that Walt Stinson from Sebago Technics is going to do the soils tests. Doug will ask him for his opinion on the nitrates and phosphorous in letter form. Roland states the Board will wait and see what Walt has to say. Dwayne Woodsome states we need to be very careful what we allow near the Water District.

At this time Douglas Foglio Sr. comes back into the meeting.

IV COMMUNICATIONS

1. Send a copy of the letter from Elias Smith Jr. Fire Chief regarding the Dixon Subdivision to the subdividers.
2. Reviewed the letter from T. Bullard.
3. Reviewed the letter from Bob regarding gravel pits.

VI OLD BUSINESS

1. Dwayne Woodsome made the motion to ask the Selectmen to request at special town meeting to roll over all moneys left in the Planning Board and Planning Dept. accounts. Duane Fay seconded the motion. Motion carries with a unanimous vote in favor.
2. Discussed Zoning Changes to request for town meeting. Discussed removing above ground swimming pools from setback requirements. Discussed making structures that don't require permits exempt from setback requirements. This will be written for next meeting. All agree to request above ground pools be exempt from setbacks. The draft of these articles will be sent to Karen Lovell before the next meeting.

VII NEW BUSINESS

Dwayne Woodsome made the motion to copy all of the maps in the zoning book, and to write Steve Kasprzak a letter thanking him for the copy he had made, and for providing lost copies of the original zoning ordinance and land condition maps. Duane Fay seconded the motion. Motion carries with a unanimous vote in favor.

VIII ADJOURNMENT

Dwayne Woodsome made the motion to continue this meeting on the 21st at 7:30 p.m. Everett Whitten seconded. Motion carries with a unanimous vote in favor.

Meeting resumes on the 21st at 7:30

VI OLD BUSINESS

1. Douglas Foglio Sr. reports he has spoken with Karen Lovell regarding the proposed zoning changes and she will come up with the legal wording.

Dale Witman states that he likes the first change. He states he was hopeful that the word structure is used instead of sheds to incorporate things like clotheslines, patio etc.

Doug states that if you look up the definition of structure that may conflict with that particular amendment. Doug discussed this with Karen and she had stated that every time we make a change we have to go through the whole book to see where it might conflict. We have not always done this and that is why so many parts of the ordinance conflicts with other parts. The Planning Board is in the process of rewriting the whole ordinance and try to eliminate all the conflicts. These proposed exemptions are intended to stay with the revised ordinance. Doug states the Planning Board is trying to keep this simple doing a few changes at a time.

Doug states he doesn't have a problem saying structures don't have to meet setbacks that don't need permits and that it be limited to two sheds per lot.

2. All agreed to request an article to carry forward Planning Board and Planning Dept. money.

VII NEW BUSINESS

1. Dale Witman reports that there is a home occupation on Ossipee Lake of a bullet factory and they are pouring lead outside. Paul Kussman is the complainant. Home Occupations are to be done inside the building, and can not store materials outdoors. Dwayne Woodsome made the motion to send a letter to the CEO that under Home

Planning Board

5/23/98

Page Four

- Occupation Section 7.04 A, B and C there have been complaints about lead being dumped outside. A copy to the Board of Selectmen. Everett Whitten seconded the motion. Motion carries with a unanimous vote in favor.
2. Discussed the filing of Planning Board documents. Everett Whitten made the motion to get someone to come out and Patti to get a price on making the Planning Board filing cabinets lockable. Dwayne Woodsome seconded the motion. Motion carries with a unanimous vote in favor.
 3. Discussed the wording for zoning amendments. "Those structures that do not require a permit do not have to meet setbacks." Dwayne Woodsome made the motion to send this to Karen for review. Everett Whitten seconded the motion. Motion carries with a unanimous vote in favor. The motion was amended to take out the wording from definitions of structure: scaffolds, billboards and decorations. Amendment is accepted unanimously.
 4. Duane Fay made the motion to change section 2.03 to read "inground swimming pools" in the 2nd paragraph. Everett Whitten seconds. Motion carries with a unanimous vote in favor.
 5. Doug would like to talk to the town attorney regarding airplane runways. He objects that we have the criteria before the Board to go by to approve that type of application. Dwayne Woodsome made the motion to allow Doug to speak to the attorney on this. Duane Fay seconded the motion. Motion carries with a unanimous vote in favor.

III PREVIOUS MEETING MINUTES

1. Roland Denby made the motion to accept the minutes of March 4 as written. Everett Whitten seconds. Motion carries with a unanimous vote in favor.
2. Duane Fay made the motion to accept the minutes of April 23 as written. Roland Denby seconded the motion. Motion carries with a unanimous vote in favor.

VIII ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 9:20. Everett Whitten seconded the motion. Motion carried with a unanimous vote in favor.

Respectfully submitted,

5/10/00
Dwayne Woodsome

Dwayne Woodsome
Secretary/Treasurer

Planning Board

5/13/98

Page Five

ACCEPTED: _____

Robert F. Dwyer

Gregory Whitka

Susan Dunlap
