

PLANNING BOARD

Town of Waterboro

June 10, 1998

REGULAR MEETING

I ROLL CALL

John Roberts called the meeting to order at 7:35 p.m. Attending from the Planning Board: Susan Dunlap, John Roberts, Roland Denby, Duane Fay, with Dwayne Woodsome enters at 7:45.

II APPOINTMENTS

7:30 Don Nevers Map 4 Lot 32 for a Conditional Use permit for Sparrow Industries to continue using his property for a printing business except with a new owner. This is the building that was part of the Welch property that was recently auctioned. This is a 6.7 acre parcel. This printing business would fall under item 17 on page 3-8 subsection 3.06.02 Conditional uses in AR zone, Light manufacturing, on less than 5,000 sq. feet. Roland Denby made the motion to approve the request for conditional use permit for a print shop with different owner, to comply with requirements set forth under section 3.06.02 item 17 and 4.01 Conditional uses. Duane Fay seconded the motion. Vote is unanimous in favor.

7:45 William Kespert for a Conditional Use permit on Map 44 Lot A479, Mr. Kespert submits his maps with correct measurements. Roland Denby made the motion to allow a 40' frontyard setback from Lazy Brook Drive as long as they meet all other setbacks. Susan Dunlap seconded the motion. Motion carries with a unanimous vote in favor.

8:00 Ben Chretien for a Conditional Use permit on Map 40 Lot 7 for a garage on his property. There is a concern that the corner of the garage would be 2' from the edge of the road. Mr. Chretien owns both sides of the road. Roland thinks that Mr. Chretien needs to prove ownership of that road. A letter will be sent requesting a copy of a deed showing right of passage. John Roberts says he wouldn't be blocking the right of way. Dwayne Woodsome thinks this should go to Karen to review. John Roberts asks why the garage can't be moved over? Mr. Chretien states it would be too close to the well. A copy of the deed and the copy of the request to Karen Lovell will be sent. The question to ask Karen is; Does he have to meet setbacks from this right of way.

III MINUTES OF PREVIOUS MEETINGS

IV COMMUNICATIONS AND BILLS

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VI OLD BUSINESS

1. Discussed the request for an air runway from Raymond Rhealt. He has submitted his topo. His lot was not drawn on the map though. Dwayne Woodsome states that we need a blueprint for the plan with drainage culverts. With 4-5000 yards of ground to be level will cause thousands of gallons of water to drain. Dwayne Woodsome made the motion to request Raymond Rhealt to bring in an erosion control plan, a sedimentation plan, with topography marked on it, and cuts and grades on the property. Roland Denby seconded. Motion carried with a unanimous vote in favor. Roland asks why this wouldn't fall under site plan review. The 2000 sq. foot trigger was removed from the site plan.

2. Duane Fay made the motion to accept the final plan of Gold Mine Acres noting that Phil Weymouth met the two requirements to add the engineers seal and the building envelope on the second lot. Roland Denby seconded that motion. Motion carried with a unanimous vote in favor.

VIII ADJOURNMENT

John Roberts made the motion to adjourn at 9 p.m. Dwayne Woodsome seconded. Motion carried with a unanimous vote in favor.

Respectfully submitted,

5/10/00
Dwayne Woodsome

Dwayne Woodsome
Secretary, Treasurer

Signed:

Roland Denby
Duane Fay

