

# PLANNING BOARD

## Town of Waterboro

### PLANNING BOARD MINUTES REGULAR MEETING SEPTEMBER 9, 1998

#### **I ROLL CALL:**

Doug Foglio Sr., calls the meeting to order at 7:30 p.m. noting the attendance of Roland Denby, Everett Whitten, Duane Fay, John Roberts and Susan Dunlap.

#### **II APPOINTMENTS:**

##### **8:00 Bob Georgitis, Phase II of Townhouse Woods Map 11 Lot 82 & 83**

Doug Foglio and John Roberts excuse themselves from the meeting at this time.

Steve Kasprzak and Bob Georgitis are presenting to the Planning Board a Pre-application plan for Phase II of Townhouse Woods. There will be 22 lots total, there are currently 10 lots in Phase I. The original parcel contained 94 acres. Townhouse Woods will allow 31.5 acres of open space for Conservation Land, beginning between lots 2 & 3 and behind 22 lots. This "Conservation Land" will be made available to the town of Waterboro and/or Recreation Department to develop as a recreational area.

A concern of several Planning Board Members was the speed limit on the stretch of road, currently 45mph, will this development create a decrease in speed limit? A copy of the State Highway Law was presented Part 1 Chapter 1(attached).

The Phase II will also have a clear cut minimum of 25' from all sideline/front yard setbacks. Shared driveways do not seem to be attractive to buyers, owners prefer private drives, they will be avoided where possible.

Inland Fisheries and Wildlife has already stated the area has no sensitive areas. Gillespie & Associates are doing the ground water testing.

There is a site-walk scheduled for Monday, September 14, 1998 at 5:00 p.m.

A Public Hearing will need to be scheduled with all abutting property owners notified.

Duane Fay motioned to approve pre-application as presented. Everett Whitten seconds. Motion carries a unanimous vote in favor.

8:40 p.m., Doug Foglio and John Roberts re-enter the meeting at this time.

##### **8:30 David Abbott, Map 5 Lot 48V, Conditional Use for Storage facility**

David Abbott presents to the Planning Board a diagram of a 30' x 60' post building on a slab for storage of equipment and accessories behind the existing building.

John Roberts made a motion to grant David Abbott the conditional use permit to place a 30' x 60' post building under the amended Site Plan waiving section D items 8 & 9 and item G. An updated Site plan is also necessary. Everett Whitten seconds. Motion carries a unanimous vote in favor.

**9:00 Shawn Shoemaker Map 43 Lot 822, Conditional Use Permit**

Shawn Shoemaker is requesting a rear-sideline setback on Map 43 Lot 822. Duane Fay made a motion to grant Shawn a front yard setback on Victoria Lane of 40 ft and a rear sideline setback of 30 ft. All other sidelines must be met. Everett Whitten seconds. Vote carries a unanimous vote in favor.

**III OLD BUSINESS:**

Letter of September 9, 1998 from Karen Lovell was reviewed regarding the decision on the Ricker property, Map 30 Lot 71V. (Copy attached)

Letter of September 9, 1998 from Karen Lovell was reviewed regarding Zoning Ordinance Section 2.08 - Construction on Non -conforming lots, (copy attached).

**IV NEW BUSINESS:**

**V MINUTES OF PREVIOUS MEETING:**

John Roberts made a motion to accepted the August 27, 1998 minutes as written. Susan Dunlap seconds. Vote carries a unanimous vote in favor.

**VI COMMUNICATIONS AND BILLS:**

Everett Whitten made a motion to approve the Sebago Technics bill for services rendered to date, funds to be taken from the escrow account previously opened. John Roberts seconds. Vote carries a unanimous vote in favor.

**VII REPORTS OF OFFICERS:**

**VIII ADJOURNMENT:**

Duane Fay made a motion to adjourn the meeting at 9:50. John Roberts seconds. Vote carries a unanimous vote in favor.

*9/24/98 approved  
Douglas C. Foglio Sec. Comm.  
John R.  
Everett Whitten  
Robert E. Denby  
Susan Dunlap*