

PLANNING BOARD

Town of Waterboro

MINUTES

SEPTEMBER 24, 1998

REGULAR MEETING

I ROLL CALL:

Doug Foglio Sr., calls the meeting to order at 7:35 p.m., noting the attendance of Everett Whitten, Roland Denby, Susan Dunlap and John Roberts. Dale Witman also attends.

II APPOINTMENTS:

7:30 H.A. Mapes Inc. , Jeff Webb with Mary-ann and Larry Baker of Baker Automotive, Map 19 Lot 30

Jeff Webb presents to the Planning Board an application for a conditional use permit to expand the gasoline island and place a 20 x 24 canopy.

John Roberts made a motion to allow H.A. Mapes to expand the gasoline island and place a 20 x 24 canopy as presented in diagram labeled "After F Condition #3", according to Section 2.08, 4.02, 4.03 in the Town of Waterboro Zoning Ordinance. Planning Board also recommends that the Code Enforcement Officer do an on-site verification of measurements laid out by the applicant. Lines should include but not limit property lines and markers stating dimensions of canopy to be constructed meeting setbacks of 5 feet from front property lines and 12 feet from sidewalk as described in "After F Condition #3". Everett Whitten seconds. Motion carries a unanimous vote in favor.

Dale Witman exits meeting at this time.

7:45 Robert Ryder, Ryder Construction, Conditional Use Permit Map 45 Lot 1319 & 1320 (combined).

Bob Ryder presents to the Board a Conditional Use application to allow him to construct a new home on Beachwood Circle, Map 45 Lot 1319 and 1320 per Saco River Corridor Commission's approval.

Roland Denby motioned to allow Bob Ryder construct a home under Section 2.08, 4.02, 4.03 and 7.01 of the Town of Waterboro Zoning Ordinance with a front yard setback of 40 feet on Beachwood Circle and a setback of 60 feet from the shorefront per Saco River Corridor Commission's approval dated September 11, 1998. Board also recommends that DEP approved erosion control measures be taken. All other setbacks must be met. Everett Whitten seconds. Motion carries a unanimous vote in favor, John Roberts abstaining from vote.

Ryder Construction representing David Black, Conditional Use Permit Map 43 Lot 911

Bob Ryder presents to the Board a Conditional Use applications to construct a 28 x 40 ranch style home according to Saco River Corridor Commission's approval.

Everett Whitten motions to allow Bob Ryder construct a home under Section 2.08, 4.02, 4.03 and 7.01 of the Town of Waterboro Zoning Ordinance with a rear setback of 20 feet, front yard set back on Lake View Road of 30 feet and sideline setbacks of 40 feet. Included in the Conditional Use are the steps recommended by Saco River Corridor Commission for the 15% slope to be placed above the high water mark. Susan Dunlap seconds. Motion carries a unanimous vote in favor, John Roberts abstaining from vote.

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8:00 Sebago Technics and Engineers

Shawn Frank with Sebago Technics introduced Bill Eaton of Eaton Traffic Engineering and Richard Sweet of Sweet Associates to review their findings, a copy of Bill Eaton's "Draft" is enclosed.. Also present for this meeting are Vickie Bell and Bill Hoffman for Hannaford Brothers.

III MINUTES OF PREVIOUS MEETING:

John Roberts made the motion to accept September 9, 1998 minutes as written. Everett Whitten seconds. Motion carries a unanimous vote in favor.

IV OLD BUSINESS:

V NEW BUSINESS:

VI COMMUNICATIONS AND BILLS:

Susan Dunlap made a motion to write to Saco River Corridor Commission asking them when and who gave them the authority to grant construction below the 100' shoreline setback without DEP approval. Everett Whitten seconds. Motion carries a unanimous vote in favor.

The following forms will be retyped and presented for approval at a future meeting:

- Site Plan Review Checklist (preliminary and final)
- Subdivision Plan Checklist (preliminary and final)
- Conditional Use Permit

VII REPORTS OF OFFICERS:

VIII ADJOURNMENT:

Everett Whitten made a motion to adjourn the meeting at 11:10 p.m. Roland Denby seconds. Motion carries a unanimous vote in favor. Meeting adjourned

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

APPROVED:






