

# Town of Waterboro

## PLANNING BOARD MINUTES NOVEMBER 11, 1998 REGULAR MEETING

### I ROLL CALL

Dwayne Woodsome calls the meeting to order at 7:30 p.m., noting the attendance of Susan Dunlap, John Roberts, Roland Denby, Everett Whitten and Duane Fay. Doug Foglio entered the meeting at 7:35p.m.

### II APPOINTMENTS

#### 7:45 Joanne Semo, Robert and Stephanie Cooney, Gold Mine Acres

This is an informational meeting. The above parties would like to purchase the 20 acre lot and divide it into 2 10 acre parcels. Doug stated that they would need to apply for a 2 lot subdivision, Philip Weymouth had created an approved 1 lot subdivision.

Joanne and Stephanie want to know if they can divide the property and what procedure is needed. Doug directed them to return to Bob Farley, the original surveyor, and have him adjust the plans to their specifications, also noting on the plan that the right-of-way will never be a town maintained road. The applicants are to put together a sketch plan with the hammerhead, the division line, test pits (2 on each property) and complete a subdivision form and return to the Planning Board for a preliminary sketch plan review.

#### 8:00 Jay Jarosz - Map 24 Lot 20 & 37 "OLD BUSINESS"

Jay returns to determine whether he can construct a home/camp on the above property with a town approved shoreland setback reduction. The letter from Gregory M. Cunningham of Bernstein, Shur etc. was reviewed with Jay. After reviewing the letter the members felt that section 2.08 of the Zoning Ordinance was not taken into consideration. Dwayne made a motion to write a letter to Karen Lovell and request that she explains why section 2.08 was not considered, the overriding issue still remains, does this still require DEP approval.

Jay is to be carbon copied on the above communications.

#### 8:15 Judy Courtway - Map 4 Lot 28

Judy presents to the Planning Board a request for a Conditional Use Permit to allow the current "residential" use of their garage to be a "service station" to repair exhaust, brakes, alternator etc.

A Public Hearing will need to be set, we are to notify the public. A limitation will be requested on the types and amount of vehicles remaining on the property ex: registered, unregistered. The public hearing is set for Wednesday, January 13, 1999 at 7:00 in the Town Hall.

#### 8:30 Alan Bolduc, C.C. Development - Map 45 Lot 1630

Alan Bolduc presents to the board an application for a Shoreland Setback reduction as per Saco River Corridor Commission.

The Planning Board has postponed any decisions on granting Mr. Bolduc a Conditional Use Permit until further information is received from Saco River Corridor Commission requesting the authority on granting shoreland reductions over DEP.

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The approval/denial of this issue will return under "Old Business", Mr. Bolduc need not be present for this decision, he will be contacted through the Code Enforcement Office with the decision.

**8:45 Shawn Shoemaker - Map 45 lot 1809**

Doug Foglio turned the meeting over to John Roberts at this time.

Shawn Shoemaker presented to the Planning Board an application for a reduction in sideline setbacks.

Duane Fay made a motion to grant Shawn a conditional use permit with a 27' right setback and a 29' left setback under section 2.08 of the Zoning Ordinance. Everett Whitten seconds. Motion carries a 4-0-1 vote in favor with Doug refraining from voting.

Doug returns to the meeting at this time.

**9:00 Andrea Hammond - Map 44 Lot 395A**

Andrea presented to the Planning Board a request for a Conditional Use Permit for a 8 x 12 shed which currently sits 15 feet from the sideline. According to section 3.03 for the Zoning Ordinance, a conditional use permit is not needed.

**III MINUTES OF PREVIOUS MEETING**

Everett Whitten made a motion to accept the October 14, 1998 minutes as written. John Roberts seconds. Motion carries a unanimous vote in favor.

Dwayne Woodsome made a motion to accept the October 22, 1998 minutes as written. Roland Denby seconds. Motion carries a unanimous vote in favor.

**IV NEW BUSINESS**

**V REPORT OF OFFICERS**

Appropriation report was reviewed

John Roberts made a motion to have the Secretary/Treasurer draw up a preliminary budget for approval at the next meeting. Everett Whitten seconds. Motion carries a unanimous vote in favor.

Election of Officers: John Roberts made a motion to keep the current set of officers, Doug Foglio as Chairperson, Dwayne Woodsome, Secretary/Treasurer, and Roland Denby to represent the Planning Board on the Taylor House Committee. Duane Fay seconds. Motion carries a unanimous vote in favor.

**VI OLD BUSINESS**

Jay Jarosz, see 8:00 appointment above.

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**VII COMMUNICATION**

John Roberts made a motion to accept and pay the bill submitted from Sebago Technics for services rendered August 1 to October 23, 1998. Everett Whitten seconds. Motion carries a unanimous vote in favor.

Notice of ZBA Decision was reviewed re: Kussman/McCandless. No action will be taken on this issue until further notice.

Roland Denby wanted it noted that with Everett's help they have taken approximately 72 pictures of the E. Waterboro area. We are to contact Shawn Frank to see if he can provide us with an enlarge copy of the ariel photo that is in the Shop 'n Save pre-application book.

Cal Knudsen had presented to the CEO office early this week with a question on driveway setbacks near a cemetery (Map 5 Lot 27.003). Doug made a motion to have Lisa draw up a letter to So. Me. Regional Planning requesting them what their driveway setbacks were from a cemetery. Dwayne seconds. Motion carries a unanimous vote in favor.

The discussion on property lines and where are the measurements taken from the road. John Roberts made a motion to ask Karen Lovell if our definition of set-backs are accurate and legal according to the home-rule definition on page 14-13 in the Zoning Ordinance. Everett Whitten seconds. Motion carries a unanimous vote in favor.

The following communications are to be reviewed and questions will be answered at a later time if needed:

- Notice of intent to file (subdivision on Hollis/Limington line)
- Letter regarding TIF's
- Correspondence from Delucca-Hoffman
- Shoreland Zoning News summer/fall 1998

**VIII ADJOURNMENT**

Dwayne made a motion to adjourn the meeting at 10:30 p.m. Roland Denby seconds. Motion carries a unanimous vote in favor. Meeting adjourned

Respectfully submitted,

*Dwayne Woodsome*  
Dwayne Woodsome  
Secretary/Treasurer

APPROVED:

*John Roberts*  
*Everett Whitten*  
*Roland E. Denby*