

PLANNING BOARD

Town of Waterboro

February 9, 2000
Regular Meeting

I ROLLCALL

Susan Dunlap called the meeting to order at 7:30 p.m. noting the attendance of Todd Morey, Roland Denby and Tim Neill.

II APPOINTMENTS

7:45 Dave Greaton for re-approval of expired Setback Reduction permits

Dave is representing Raymond Marcotte, **Map 45 Lot 1776**. Mr. Marcotte received a setback reduction permit on May 12, 1999 which has expired due to the lack of acquiring a building permit and beginning construction.

Todd made a motion to re-approve the setback reduction of 30' on both sides as originally granted on May 12, 1999. Mr. Marcotte will also be required to have a surveyor set the building envelope. Roland seconds. Motion carries a unanimous vote in favor.

Dave is representing Fern Champagne, **Map 44 Lot A539**. Mr. Champagne received a setback reduction permit on May 12, 1999 which has expired due to the lack of acquiring a building permit and beginning construction.

Roland made a motion to re-approve the setback reduction of 30' on both sides as originally granted on May 12, 1999. Mr. Champagne will also be required to have a surveyor set the building envelope. Todd seconds. Motion carries a unanimous vote in favor.

Dave is representing Virginia Giarusso, **Map 44 Lot A535**. Mrs. Giarusso received a setback reduction permit on May 20, 1999 which has expired due to the lack of acquiring a building permit and beginning construction.

Roland made a motion to re-approve the setback reduction of 28' on both sides as originally granted on May 20, 1999. Mrs. Giarusso will also be required to have a surveyor set the building envelope. Todd seconds. Motion carries a unanimous vote in favor.

8:15 TOM SOULE, MAP 5 LOT 53A

Tom is requesting a conditional use permit to allow him to have Ryder truck rentals in conjunction with the approved storage facility on Route 202 in East Waterboro. He has been approved for 3 trucks by the Ryder Truck Rental Company. There may be up to 5 trucks at one time for a short period when one way vehicles are returned. There is a Ryder service facility in Kennebunk. The storage facility will not be offering any maintenance or fueling on site.

The parking of the vehicles will be in the front of the property for the smaller trucks and beside the right-of-way owned by the applicant for the large trucks.

Sue reviewed the previous minutes for the site plan.

PLANNING BOARD

February 9, 2000

Page Two

Tim noted that Mr. Soule is not requesting any further space that the truck rental dovetails with the current business being operated.

Tim made a motion to add the use of Rental Trucks to the previously approved Site Plan approval. Motion dies due to the lack of a second.

Todd made a motion to send this to Public Hearing and the notification of the abutters by certified return receipt mail is required. A copy of the return receipt is to be forwarded to the Planning Board for the file. Tim seconds. Motion carries a 3-0-0 vote in favor.

Todd made a motion to hold a Public Hearing on the February 24, 2000 Planning Board meeting but to begin at 7:00. Tim seconds. Motion carries a 3-0-0 vote in favor.

8:30 TRINIA & RUSSELL WATERMAN, MAP 6 LOT 18

Trinia and Russell are presenting an application to operate a small used car sales on their property located on the West Road, Map 6 Lot 18 AR zone. Use of car sales is a permitted use with Conditional approval by the Planning Board.

The State has sent all the necessary application paperwork one of which requires Town approval first. The State requires a 50' x 100' gravel area. The plan presented shows two proposed sites. There will only be one site used, two areas shown so that an option of either may be used and is acceptable to the applicant. The State also requires that a small sign noting the car sales is placed at the edge of the entrance.

There are homes located on the lots noted as 3 and 4 on the sketch plan. The homes are located closer to the road.

Approximately 10 - 12 cars would be placed on the lot at one time. No service will take place. Vehicles will be acquired via auctions, retail and wholesale. The vehicles will be cleaned and resold.

Waterman Drive is approximately 850' to the house from the West Road. Approximately 600' of the drive borders the front properties.

Todd made a motion to hold a public hearing on February 24 at 7:00 following the request by Tom Soule. Notification of the abutters by certified return receipt mail is required. A copy of the return receipt is to be forwarded to the Planning Board for the file. Tim seconds. Motion carries a 3-0-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

Todd made a motion to approve the January 17 minutes as written. Tim seconds. Motion carries a 3-0-0 vote in favor.

The resigning of the September 23, 1999 minutes is postpone until more members of the board are present.

IV NEW BUSINESS

V REPORT OF OFFICERS

Officers report was postponed until the next meeting.

VI OLD BUSINESS

Joseph Vitko, Map 38 Lot 30 is present to request a setback reduction on all four sides in order to construct a 24 x 36 2 bedroom home with a 10' deck on the waterfront side of the home. Mr. Vitko has received DEP approval as requested at the October 13, 1999 appointment. He plans to construct the home with the deck approximately 46' from the water and 52' from the road. The location of the home is also determined by the location of the septic system which needs to be 10' from the property line. The home will be built as a year round home, however, may not immediately be used as such.

Sue questioned the septic design by John Large noting the remark by Mr. Large that the property lines are vague. Mr. Vitko states that the measurements were taken from the pins that are located near the road.

The Board would like a sketch clarifying the 4 setbacks needed (requested) to include the steps. A clarification on the comment made by John Large is also requested.

Todd made a motion to continue the appointment under Old Business when Mr. Vitko has presented the board with the following information:

- Redefine the measurements of all 4 setbacks including the eaves and stairs;
- A note from John Large clarifying the vague setbacks on page 3 of the septic design;

Tim seconds. Motion carries a 2-1-0 vote in favor with Roland opposed.

VII COMMUNICATION

The following communications were reviewed:

- Memo to Frank Birkemose regarding the fire pond on Stonegate Subdivision
- Sebago Tech letter to postpone the Public Hearing of Chadbourne Pit until February 10, 2000.
- Letter from Ken Cole to Selectmen regarding the proposed gravel ordinances.
- Reviewed the letter from Steve Foglio on the BOCA changes.
- Reviewed letter from Lewis & Laura Randall to the Selectmen regarding Townhouse Woods II subdivision noting the location of Killock Drive.
- Minutes of the Selectmen's meeting were noted

VIII MISCELLANEOUS

It is requested in the Selectmen minutes that 3 board members are seated at the front table during the February 14, 2000 Public Hearing to review the Gravel Ordinances and answer questions. It is decided that the 3 members will be discussed the night of the meeting.

IX ADJOURNMENT

PLANNING BOARD
February 9, 2000
Page Four

Todd made a motion to adjourn the meeting at 10:00. Roland seconds. Motion carries a 3-0-0 vote in favor. Meeting adjourned.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer
Planning Board

ACCEPTED: _____

Marian Dunlap
Roland & Wendy
Emmitt

/lmm