

PLANNING BOARD

Town of Waterboro

APRIL 27, 2000

Regular Meeting

I ROLL CALL

Doug Foglio called the meeting to order at 7:45 p.m. noting the attendance of Tim Neill, Dwayne Woodsome, Everett Whitten Roland Denby and Todd Morey.

II APPOINTMENTS

8:00 Robert Paquette Map 32 Lot 7 is proposing to enclose an 8' x 10' deck to make more living space on his shoreland property on Ossipee Lake. Mr. Paquette enclosed a 10' x 16' section of the deck in February 1996 creating an 8% volume expansion.

Roland motioned to schedule an onsite. Everett seconds. Dwayne mentioned having Steve Foglio also attend the site walk. Roland and Everett agreed. Motion carries a 5-0-0 vote in favor.

8:15 Owens McCoullough with Sebago Technics presented the sketch plan for the Municipal Fire Facility under Site Plan Review. The plan design is similar to the one recently built in Lyman except that it is 30' longer. Building will include 4 bays to be built as a wood structure with a concrete foundation, brick face and vinyl siding. The building will also have meeting rooms and office space for a total sq. footage of 3,100 sq. ft.

Everett questioned the egress access through Rte 5 instead of the Old Alfred Road to avoid the already busy and dangerous intersection.

Dwayne stated that the access safety wise is poor. Also with the proposed changes to the Old Alfred Road the emergency vehicles will need to make 2 right hand turns and a left before going to North Waterboro. Extending the road to Rte 5 would only require a single left turn.

Todd questioned the likelihood of turning the building to face North with the road extending to Rte 5.

Doug agreed that running all the trucks down the Old Alfred Road does not make sense.

Owen asked the Board if having the school access 200' away is a concern if the entrances was to be on Route 5. The Board stated there was little concern.

Dwayne made a motion to schedule a Public Hearing on Thursday, May 11, 2000 at 7:30 p.m. Todd seconds. Motion carries a 5-0-0 vote in favor.

Owen questioned the notification of abutters. The only abutter is SAD 57.

8:30 Raymond Sylvestre - Map 5 Lot 20 has presented a Conditional Use Application to operate a small nursery sales business on his property on the Bennett Hill Road. Mr. Sylvestre feels that he could well service the area due to the traffic going to the Transfer Station.

Doug noted that this is a permitted use in the Zone with conditions one being the need to be on direct access to the State Aid Highway which this property is not.

Planning Board

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**Planning Board
April 27, 2000
Page Two**

Dwayne made a motion to deny the application under Section 4.02 and 3.05 subsection 3.05.02 item 9 due to the lack of Direct State Aid Highway access. Everett seconds. Motion carries a 5-0-0 vote in favor.

8:45 Robert Farwell - Map 32 Lot 14 has presented a Conditional Use application to place a foundation under the existing camp with the same perimeters. The total sq. footage of all the roofed buildings on the property consists of approx. 1,691 sq. ft.

Dwayne made a motion to send Everett, Roland and Steve Foglio on a site walk. Todd seconds. Motion carries a 5-0-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

Everett made a motion to accept the April 12 minutes as written. Todd seconds. Motion carries a 5-0-0 vote in favor.

IV NEW BUSINESS

V REPORT OF OFFICERS

VI OLD BUSINESS

VII COMMUNICATION

The following communications were reviewed:

Letters from Ken Cole to Selectmen dated 3/23 and 4/10/2000

- The Board reviewed the Attorney letter with the recommendations of what can be done to make the town pit conforming.

Selectmen minutes of April 4, 11 and 22

VIII MISCELLANEOUS

Doug reviewed the incident with the Wateman's at the Selectmen's meeting last week and the representation to the Selectmen.

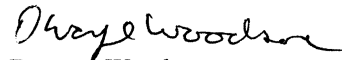
Doug clarified that Mrs. Toothaker needed to acquire a Title Search on the deed to determine the status of the Right of Ways and who has the rights to access the use of the road before returning to the Planning Board.

Everett stated that the right-of-way stated on the paper is not what is being used. They are using a road that was created through the middle of an abutters property.

IX ADJOURNMENT

Dwayne made a motion to adjourn at 10:00. Everett seconds. Motion carries a 5-0-0 vote in favor.

Respectfully submitted,


Dwayne Woodsome,
Secretary/Treasurer

DW/lmm

ACCEPTED: _____

