

# PLANNING BOARD

## Town of Waterboro

May 10, 2000  
Regular Meeting

### I ROLL CALL

Chairman, Doug Foglio Sr., called the meeting to order at 7:30 p.m. In attendance are Tim Neill, Everett Whitten, Roland Denby, Dwayne Woodsome, Todd Morey and Susan Dunlap.

### II APPOINTMENTS

8:00 Hughe's Inc. - no show

8:30 Dennis Breen Map 8 Lot 3 is present with an application to operate a used car lot on a 43, 264 sq. ft. lot located on Rte 5 in the AR zone.

Mr. Breen would like to have 4-6 vehicles for sale at one time to operate as a part-time business.

Todd questioned the minimum lot size requirements of 80,000 sq. ft. and if the Board could act on the request. Doug and Dwayne both explained that this is a non-conforming lot with an application for a conforming use. It is an undersized lot of record.

Mr. Breen intends to service and sell vehicles. Servicing will consist of tune-ups, brake jobs and issue stickers.

Doug noted that the past approvals of similar uses the Board required several strict conditions to follow. Doug requested that Lisa forward a copy of Judy Courtway and Robert Jones conditional use permits to Mr. Breen for his review.

Mr. Breen will contact Lisa upon reviewing the information and let us know if he wishes to proceed. The Board can then schedule a Public Hearing at the next meeting for June.

### III MINUTES OF PREVIOUS MEETINGS

The May 10, 2000 minutes will be approved at the May 25 meeting after corrections are made to the Municipal Fire Barn portion of the minutes.

### IV REPORT OF OFFICERS

Dwayne reviewed the appropriation report.

There are approximately 3 hours of legal fees to be paid.

### V OLD BUSINESS

The requested information was not received by Thelma Toothaker, no action taken at this meeting.

**Robert Farewell - Map 32 Lot 14.** Steve Foglio, Roland and Everett did a site walk on April 28, 2000. The cottage is approximately 8 - 10' from the lake. The cottage may be moved back some, there is a CMP pole that services the Farewell's camp and two sheds behind it. CMP may have to move the pole back to allow for more room to move the camp.

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Dwayne made a motion to allow the Farewell's place a full foundation beneath the camp creating a 875 sq. ft. basement allowing only 500 sq. ft. to be used as living space. This will use the 30% allowed of the 1691 sq. ft. of all existing roofed buildings. The 500 sq. ft. will be used as living space. The cottage is to be moved a minimum of 10' away from the lake and cannot be raised more than 3' above the ground level. A copy of the Soil Disturbance measures will be enclosed and required while all construction is being done. Repair to the carport that has been taken down by the weather is also permitted with the same dimensions. Everett seconds. Motion carries a 5-0-1 vote with Sue abstaining due to not being present at the previous meeting.

**Joe Calvo Map 2 Lot 6E/F** - Everett and Roland visited Mr. Calvo's property on May 8, 2000 as required at the previous meeting once he had placed the stakes to show the location of the building. Two sideline stakes were a over 100' from the boundary, the ROW was 112' and the sideline abutting his own property was 64'.

Everett made a motion to allow Mr. Calvo build his saw mill with the following setback requirements. Three lots are to maintain a 100' minimum setback, the sideline abutting his own property is the be a minimum of 35'. Mr. Calvo will need to submit a plan showing the 50' easement to the mill before a building permit is issued. Roland seconds. Motion carries a 6-0-0 vote in favor.

**Robert Paquette Map 32 Lot 7** - Steve Foglio, Roland and Everett visited the property on April 28. The base of the deck is 24' 18" from the lake and the overhang is okay. Roland made a motion to allow Mr. Paquette to enclose the 8' x 10' section of his deck to remain within the existing drip edge of the previous enclosure. Everett seconds. Motion carries a 5-0-1 vote in favor with Sue abstaining due to not being present at the previous meeting.

**Architectural Skylight Map 4 Lot 30** have requested their final approval for the loading docks to allow for the paving of the site. All the necessary information that was requested at their December 6, 1999 meeting has been received. Dwayne made a motion to approve the final plan upon an onsite inspection by the Code Office to ensure that the plan presented corresponds with what was constructed. Everett seconds. Motion carries a 6-0-0 vote in favor.

**VII MISCELLANEOUS**

**VIII NEW BUSINESS**

Lisa informed the Board that she will give a list of all Active Status forms received at the next meeting.

**IX ADJOURNMENT**

Dwayne made a motion to adjourn the meeting at 9:55 p.m. Everett seconds. Motion carries a 6-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

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ACCEPTED: 5/25/00

Robert A. Derby  
Elliott Whittier  
Jim Hill

Gregory Dunlap  
Dwayne Hester