

PLANNING BOARD

Town of Waterboro

May 25, 2000
Regular Meeting

I ROLL CALL

Douglas Foglio Sr., called the meeting to order at 7:40 p.m. In attendance are Roland Denby, Everett Whitten, Susan Dunlap, Tim Neill, Todd Morey and Dwayne Woodsome. Also in attendance are Willis Lord, Brenda Charland, Bob Gobiell, Dean Look and Tammy Wells with the Journal Tribune.

II APPOINTMENTS

7:45 Robert and Joan Farwell Map 32 Lot 14 are present to discuss their Conditional Use approval of May 10, 2000. They feel that they are unable to meet the requirement of moving the camp back a minimum of 10' as set forth in the permit. Moving the camp back 10' will place them approximately 5' from a telephone pole that service other cottages, 2 trees and possibly eliminate their view of the lake due to the carport.

Roland clarified that during the initial meeting it was stated that the cottage could be moved back. Mr. Farwell said that once they really looked at the property moving the camp would not be as feasible as previously discussed.

Everett made a motion to place the full foundation under the existing camp with the existing setbacks. If possible the building should be moved back. All erosion control measures shall be utilized. Roland seconds. Vote was a 3-3-0 vote with Sue, Todd and Dwayne opposed. Doug abstained from voting. Motion was not approved.

Another site walk is scheduled for Wednesday, May 31, 2000 at 7:30 with the entire Planning Board.

8:00 Dana Morton and Dee Lebel are present with an application to place a mobile classroom at the Jr. High, Map 1 Lot 39, and one at the Elementary School, Map 7 Lot 80A. Both classrooms meet the ordinance requirements as set forth in section 4.05. Each include restrooms, ventilation unit; one larger than necessary with air conditioning, and water. Units will be placed on gravel ground.

Doug asked how many years they expected to use the mobile classrooms. Dana stated that the Town of Waterboro is currently 25th on the States list for bi-annual funding.

Todd asked what the cost was for a 4 year lease. Mr. Lebel said it costs the schools \$1,210 mo. for a 4 year lease.

Todd questioned if a time limit has ever been placed on the mobile classrooms. Doug noted that he would like to see some time-frame set forth on the units.

Sue questioned if the owner of the classrooms have any responsibilities for the repairs. Mr. Lebel told the Board that the owner/manufacture has the responsibility during the 4 year lease option.

Doug review the previous conditions placed on the last mobiles. All the requirements for the new ordinance is being met with this application.

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Sue made a motion to approve the application to place a mobile classroom at the Jr. High and also at the elementary for the life of the 4 year lease only. The applicant is to return for re-approval after acquiring a letter from the Code Enforcement Officer stating that an inspection has been done. The number of the classroom is also to be recorded with the Waterboro Fire Department. Todd seconds. Motion carries a 6-0-0 vote in favor.

8:15 James and Brenda Monteith, Map 5 Lot 11 have presented an application for a sideline setback reduction to place a 24' x 26' 2 story addition to their home. The property is an undersize lot of record in the AR zone.

Dwayne made a motion to grant James and Brenda Monteith a sideline setback reduction up to 20'. All other setbacks must be met. Todd seconds. Motion carries a 6-0-0 vote in favor.

8:45 Howard Burnham is representing Ethel Abbot, **Map 32 Lot 26**. Ms. Abbott would like to place a 14' x 16' deck on top of the existing slab towards the water. The slab is approximately 28' from the water.

Dwayne made a motion to hold an onsite on Map 32 lot 26 on Wednesday. Everett seconds. Motion carries a 6-0-0 vote in favor. A letter from DEP with the approval or no jurisdiction is needed.

III MINUTES OF PREVIOUS MEETINGS:

Dwayne made a motion to approve the May 10, 2000 minutes with the 2 corrections. Sue seconds. Motion carries a 5-0-0 vote in favor.

Dwayne made a motion to approve the April 27, 2000 meeting minutes as written. Everett seconds. Motion carries a 4-0-1 vote in favor with Sue abstaining, was not present at the meeting.

IV REPORT OF OFFICERS

The election of officers has been postponed until the next meeting.

V OLD BUSINESS

Trina & Russell Waterman - canceled

Dennis Breen Map 8 Lot 3 - Dwayne made a motion to hold a Public Hearing at 7:30 before the June 14 meeting to present the Used Vehicle Sales and Service station.

Town Gravel Pit Map 8 Lot 47 Doug reviewed what the Planning Board was initially requested by the Selectmen. The Selectmen asked the Planning Board for a recommendation as to where the Town should move with the issue. Doug feels that if the proposal of the Planning Board is not one that the Selectmen wish to go forward with the Board will remove it from the public hearing scheduled for June 12.

Willis stated that he would like to see anything that will allow the Town to receive State approval and continue operating.

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The recommendation of overlaying the pits in the residential zone around the Bennett Hill Road to an Agriculture Residential zone would only be in effect until the Annual Town Meeting where it would be reaffirmed or restructured.

Brenda agreed that if a temporary approval is submitted at the Special Town Meeting that it be reaffirmed at the Annual Town Meeting in March 2001.

Todd clarified that he does not wish to have a permanent overlay over the municipal or any other pit in that area. He would like to see that once they are inactive the overlay zone is no longer valid and the property returns to the Residential zone.

Roland feels that the 1994 rezoning proposal should also be represented for the area.

Everett agrees with the temporary overlay zone.

Tim feels that the Town pit should be permanent at Special Town Meeting and then represent the whole area at the Town Meeting in March.

Todd agrees with Tim.

Sue feels that with all the accusations the Town is getting about not treating the residents fairly we should consider the area all together. Understanding all the other issues also present Sue would like to see the need to be fair to the legally grandfathered pits.

Doug noted that we have 2 gravel ordinances in this Town. If the people are so confident with these ordinances there is no reason why anyone would not allow the operation to continue.

Dean Look - We all know the current status and how the grandfathering status created questions. He does not see enough justification to have this zoned as a Residential Zone. Allowing for a buffer on the residences and rezoning that area should suffice.

Sue made a motion to have the Attorney draft a warrant article that will create an overlay zone in the Residential zone of the Bennett Hill Road changing it to Agriculture/Residential covering any existing operation at the last Annual Town Meeting as long as it is owned by the same person and including only the land owned at that time. If the property is sold it will lose its overlay status. Everett seconds. Motion carries a 5-1-0 vote with Tim opposed.

Todd left at 9:45 p.m.

VI COMMUNICATION

The following communications were reviewed:

Letter from Bob Fay

Memo from Patti re: Map America. The Board asked that Lisa forward to Pam the following to place on a panel of the Town Street Maps: Planning Board Meetings
2nd Wednesday & 4th Thursday
Open to the Citizens and Taxpayers
of the Town of Waterboro

VII MISCELLANEOUS

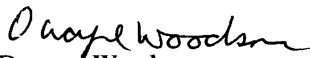
VIII NEW BUSINESS

Discussion of the Active Status Pits has been postponed until Wednesday, May 31 at 7:30.

IX ADJOURNMENT

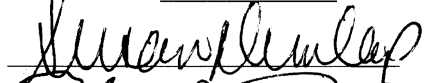
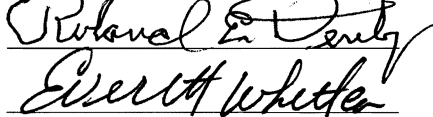
Dwayne made a motion to postpone the adjournment of this meeting until Wednesday, May 31 at 7:30 when the 2 site walks will be done followed by the discussion of the Active Status forms. Everett seconds. Motion carries a 5-0-0 vote in favor.

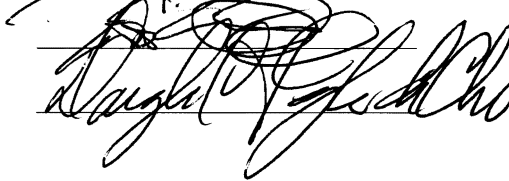
Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer
Waterboro Planning Board

DW/lmm

ACCEPTED: _____


Robert E. Derry

Everett Whitten


Erin Bell

Douglas J. Gault