

PLANNING BOARD

Town of Waterboro

June 22, 2000
Site Walk
and
Regular Meeting

From 7:15 - 8:45 p.m. Dwayne Woodsome, Tim Neill, Todd Morey, Roland Denby, Sue Dunlap and Lisa Morse did a site walk to the following Gravel Pit Operations that have filed Active Status:

Dearborn Construction
Everett Whitten
McDonald
Leighton, Rte 5
June Broomhall
Glenn Dyer

Only Dearborn and Everett Whitten's pits were video taped due to the battery dying.

Dwayne motioned to have Steve Foglio and Lisa Morse visit the remaining pits during regular business hours at their convenience.

I ROLL CALL

Sue Dunlap called the meeting to order at 8:50 noting the attendance of Dwayne Woodsome, Roland Denby, Tim Neill and Todd Morey. Absent are Doug Foglio Sr., and Everett Whitten. Sue noted that the camera was out of order.

II APPOINTMENTS

8:30 Don Mondor Map 52 Lot 45 - Don Mondor presented an application to build a 18' x 26' one story addition to his existing home. The home currently sits approximately 60' from the road with a deck about 56' from the road. The addition will be no more than 58' from the road and 26' from the left sideline.

Under Section 2.08, 4.03 and 9.02 Dwayne made a motion to approve Mr. Mondor's application to build an 18' x 26' addition no closer than 23' from the sideline and no closer to the road than the existing front deck. Todd seconds. Motion carries a 4-0-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

IV REPORT OF OFFICERS

V OLD BUSINESS

Robert and Joan Farwell Map 32 Lot 14 - Sue, Everett, Roland, Tim and Dwayne did a site walk at the Farwell property on Monday, June 12. Upon visiting the site and noting that moving the cottage back will not be economical and under Section 2.08, 4.02 and 9.01 Tim made a motion to allow the Farwell's place a foundation under the existing camp using the same footprint and require that the Farwell's move the existing deck 10' over which will give a greater shorefront setback. All erosion control measure must be taken and follow the requirements of the DEP Permit by Rule. Of the 875 sq. ft. of the foundation only

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500 sq. ft. is allowed to be used as living area which is all of the 30% allowed for expansion. Roland seconds. Motion carries a 4-0-0 vote in favor.

Trina and Russell Waterman Map 6 Lot 18 - Trina and Russell Waterman are present of the approval of their Used Car Lot on the property located on the West Road.

Sue briefly reviewed the file noting the letter from the Town's Attorney dated March 23, 2000 and the letter from Maine Boundary Consultants dated April 10, 2000.

Under Section 3.06.02 and 4.01 Dwayne made a motion to approve the Used Car Lot off the West Road known as Waterman Drive. Todd Morey seconds.

Ms. Goodwin Pierce asked to speak and noted that when her husband Frank was on the Board the AR zone did not allow this sort of business. Sue pointed out that under Section 3.06.02 item 15 a used car lot is a permitted use with Conditional Approval.

Tim Neill stated that he did not know how he could make a determination to approve this application with the conflicting information presented by the Town Attorney and the Surveyor. Motion carries a no vote of 0-4-0.

Mr. Waterman questioned the basis of the no-vote. Dwayne stated that under the Attorney's recommendation that they are part of the Subdivision "Field Stone Acres" which does not allow businesses.

VI COMMUNICATIONS

VII MISCELLANEOUS

VIII NEW BUSINESS

IX ADJOURNMENT

Dwayne made a motion to adjourn at 9:20 p.m. Roland seconds. Motion carries a 4-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome
Planning Board
Secretary/Treasurer

DW/lmm

ACCEPTED:


Chairperson


