

PLANNING BOARD

Town of Waterboro

July 27, 2000
Regular Meeting

I ROLL CALL

Doug Foglio, Sr., called the meeting to order at 7:30 p.m. noting the attendance of Todd Morey, Tim Neill, Everett Whitten, Roland Denby and Sue Dunlap. Dwayne Woodsome is absent. Also in attendance are Nancy Gilbert with Sebago Technics, Mike Yandell with Gorham Savings Bank and Theresa Lowell.

II APPOINTMENTS

7:45 Todd Schunneman Map 49 Lot 18 Todd has presented an application for a setback reduction on Hanna Drive. His property is located at the turn of Hanna Drive which would require him to meet two front yard setbacks. Fred Fay has already looked at the site and has found it to be free of obstructions per Mr. Schunneman. Todd would like to leave a 10' space between the house and the garage to allow them access to the back yard, the proposed garage will sit back approximately 2 - 3 feet further back than the front of the home facing Hanna Drive.

Doug stated that Section 2.08 of the Waterboro Zoning Ordinance allows the Board to grant setback reductions. The Board can also require that the applicant provide them with a Class "D" Survey to determine the boundaries on the site.

Roland and Everett will do an on-site at their convenience before the next meeting. Mr. Schunneman will provide the Board with a boundary survey to determine the exact setback reduction needed and return under Old Business on August 9, 2000.

8:15 Owen McCoullough, Sebago Technics is presenting a site plan for the Town Hall addition. Renovations will be done to the existing building and a 64' x 50'8" addition to the northwest side of the existing structure. The existing parking lot will be repaved, the front parking area will be removed. Additional parking will be added to the right of the addition. The total sq. footage will be 12,600. An elevator will be installed. The existing septic system will be used, the existing Town well will be abandoned and the Day property well will be used for the Town Hall. The Town Hall currently falls in the village district. The addition will be in the agriculture/residential zone.

The Planning Board reviewed the Site Plan check list.

Roland questioned if they will include a stub for future public water as in the fire station? Owen will clarify with the architect.

Steve Foglio noted the cemetery boundaries. The Selectmen have granted a variance reduction.

Everett made a motion to hold a Public Hearing on August 10 at 7:30 p.m. Roland Denby seconds. Motion carries a 5-0-0 vote in favor.

Lisa will also check with Gorham Savings Bank about having them schedule for the August 10 Public Hearing also.

8:45 Gary Moore - Map 28 Lot 25 Steve Foglio stated that he has been to the property which consist of 2 cottages side by side sharing a subsurface waste disposal system. Gary will be installing a

Planning Board
July 27, 2000
Page Two

separate system for his own use. Ken Gardner stated it would be a new SSWD requiring a 10' setback. Jay Hardcastle with the State will consider it a replacement system with a variance of 4.

Gary Moore noted that the existing camp is 47' from the water, the addition will be 78'. The placement of a full foundation to be used as storage and utilities and a 9' x 23' addition is being requested. A sideline setback will be needed on the left side facing the water from the neighboring cottage which is approximately 15'

Todd made a motion to approve an addition not to exceed 30% which is 371 sq. ft. with the condition that the addition is not closer to the property line than the existing camp. The addition should be staked and strung for the Code Officer to approve before any construction is started. The overhang is to be included in the setback measurement. Roland seconds. Motion carries a 5-0-0 vote in favor

II MINUTES OF PREVIOUS MEETINGS

Everett made a motion to accept the July 12, 2000 meeting minutes as written. Todd seconds. Motion carries a 5-0-0 vote in favor.

IV REPORT OF OFFICERS

V OLD BUSINESS

7:30 Gorham Savings Bank Map 25 Lot 6 The Board reviewed the Site Plan check list. The width of the streets was not indicated on the plan.

The sign being proposed will require a conditional use permit. Nancy stated that Gorham Savings Bank will proceed with reducing the size of the sign to fall within the regulations.

Roland made a motion to accept the preliminary sketch plan for Gorham Savings Bank subject to the addition of the road widths and that the sign regulations are adhered to. Everett seconds. Motion carries a 5-0-0 vote in favor.

Roland made a motion to hold a Public Hearing for the final plan. Todd seconds. Motion carries a 5-0-0 vote in favor.

Roland made a motion to submit the traffic study for peer review, Lisa will contact Jack Murphy to get an estimate and forward it to Nancy for approval. Sue seconds. Motion carries a 5-0-0 vote in favor.

Roy Russell Map 48 Lot 4 returned with a Class "D" survey that the Board required him to get before any construction was done on his waterfront property. The survey shows that the left sideline is 5' 7" and not 10' as they had thought. Mr. Russell would like the Board to reconsider his original application at 5' 7" and not 10' to allow him to re-construct the camp in the same footprint. A letter from the abutter is also presented noting that they do not mind having the cottage rebuilt in the same location.

Sue made a motion to grant Roy Russell a 10' left sideline setback and a 25' right sideline setback. A renewal of the original application with the new setback requirements is motioned. Everett seconds. Motion carries a 5-0-0 vote in favor.

VI COMMUNICATION

The following communications were reviewed:

- Selectmen's meeting minutes of July 11
- Letter from Ken Cole regarding tele-communications tower

VII MISCELLANEOUS

Steve Foglio informed the Board that a recent study showed Waterboro as being the fastest growing inland Town in Maine.

Steve also noted that the Board of Selectmen voted to discontinue the paper street on Thelma Toothaker's property.

After much discussion on the Toothaker paper street Everett made a motion to send the Selectmen a letter requesting that they reconsider their decision with the attendance of the Planning Board. Under Title 23 § 3027 the Board does not feel the Selectmen followed the proper guidelines.

VIII NEW BUSINESS

IX ADJOURNMENT

Todd made a motion to adjourn at 10:45 p.m. Everett seconds. Motion carries a 5-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome

Dwayne Woodsome
Secretary/Treasurer
Planning Board

DW/lmm

ACCEPTED: 8/24/00

Chairman

Luan Dunlap
Roland E. Deuby

Everett Whitten

Eric Deery
[Signature]