

PLANNING BOARD

Town of Waterboro

August 24, 2000
Regular Meeting

I ROLL CALL

Sue called the regular meeting to order at 8:30 p.m., in attendance are Dwayne Woodsome, Roland Denby, Everett Whitten, Todd Morey and Tim Neill.

II APPOINTMENTS

8:00 Eleanor Stalker - Map 29 Lot 7 Paul Tibbetts is representing Eleanor Stalker. She would like to build a 10' x 24' deck to include steps. The cottage consists of 649.60 sq. ft. with a 140 sq. ft. of loft space and an 80 sq. ft. shed. The total allowable expansion is 260.88 sq. ft. the 10' x 24' deck will use 240 sq. ft.

Tim made a motion under section 2.08, 7.2B, 4 & 9.02 to allow Ms. Stalker to build a 10' x 24' deck 59' from the water with the steps not going any closer to the side line than the existing steps. She will be using 29.6% of the allowable 30% expansion. This is to remain an open deck. Roland seconds. Motion carries a 5-0-0 vote in favor.

8:15 Jean Moreau - Map 11 Lot 29A Mr. Moreau would like to build a 24' x 24' shed to store his pop-up and snow blower. The shed will be 46' from the swamp area.

Dwayne made a motion to do an onsite. Todd seconds. After much discussion Dwayne withdrew his motion, Todd agreed.

Sue questioned if 30% expansion applies to this. DEP will need to be contacted.

Todd made a motion to contact DEP and is if this is allowable in the wetland area. Following the answer with DEP an onsite will be scheduled. Tim seconds. Motion carries a 5-0-0 vote in favor.

Mr. Moreau will stake the property and has given the Board the okay to go at their leisure.

Frank Salvo Map 41 Lot 25 Mr. Salvo would like to build a new 45' x 30' home and later remove the existing camp. The home will be placed closer to the water but will better meet the sideline setbacks. The new camp would range from 80' to 117' due to the cove.

Dwayne made a motion to send Roland and Everett to do an onsite. Mr. Salvo is to return under "Old Business" Todd seconds. Motion carries a 5-0-0 vote in favor.

Mr. Salvo has already staked the building on the lot. He has given permission for the board to visit anytime.

Donna Tondreault Map 24 Lot 48 - Ms. Tondreault would like to build a 16' x 18' addition with an 8' x 16' screened porch to their existing 24' x 34' cottage. Addition will be further from the water but will need to be 3' closer to the sideline. The total number of bedrooms will remain the same. The cottage also has a loft area.

Todd made a made a motion to allow Ms. Tondreault to build a 16' x 18' single story addition with an 8' x 16' screened porch. Addition is not to go closer than 15' to the easterly sideline setback, the total

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number of bedrooms will remain as 2. The addition will use 416 sq. ft. of the 528 sq. ft. allowed in the 30% expansion rule. The animal shelter is not considered in the motion, it is not shown on the specs of the application. Everett seconds. Motion carries a 5-0-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

Dwayne made a motion to approve the July 26 minutes as written. Roland seconds. Motion carries a 5-0-0 vote in favor.

Todd made a motion to approve the July 27 minutes as written. Tim seconds. Motion carries a 4-0-1 vote in favor with Dwayne abstaining due to being absent for that meeting.

Todd made a motion to approve the August 9 minutes as amended. Dwayne seconds. Motion carries a 5-0-0 vote in favor.

Dwayne made a motion to approve the August 10 minutes as written. Todd seconds. Motion carries a 5-0-0 vote in favor.

IV REPORT OF OFFICERS

V OLD BUSINESS

VI COMMUNICATION

The Board has taken the communications from Gillespie & Associates and Jack Murphy to review. They will discuss this at the next meeting.

No other communications were discussed at this time.

VII MISCELLANEOUS

There was discussion of hiring Lisa as a consultant to complete the review with Sebago Technics and the Zoning Ordinance to bring the Ordinance in conformance with all the updates of the years. Items have been inadvertently omitted over the years. Roland mentioned having a reference of the year and article number that the amendment was made. Lisa will need to report with the Planning Board to review the progress to date.

Everett made a motion and Roland seconds to hire Lisa as a consultant until the project is completed. Motion carries a 5-0-0 vote in favor.

VIII NEW BUSINESS

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IX ADJOURNMENT

Dwayne motion and Roland seconds to adjourn the meeting at 10:30 p.m. Motion carries a 5-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome

Dwayne Woodsome,
Secretary/Treasure
Planning Board

ACCEPTED: _____

Chairman

Roland E. Denby
Ernest White

Tim Ball
[Signature]