

PLANNING BOARD

Town of Waterboro

September 13, 2000
Regular Meeting

I. ROLL CALL.

Dwayne Woodsome called the regular meeting to order at 7:42 p.m., in attendance are Roland Denby, Everett Whitten, Todd Morey and Tim Neill.

II. APPOINTMENTS.

7:45 Kenneth R. Pierce - Map 32 Lot 71H Mr. Pierce would like to put a mobile home on his property (formerly Lot 9) for his wife's mother to reside in.

After much discussion it was decided that Mr. Pierce would withdraw his permit request and would be submitting another application with a different site plan for the trailer.

Todd made a motion to take no action and to refund Mr. Pierce's fee. Dwayne seconds. Motion carries a 4-0-0 vote in favor.

8:00 Cynthia M. Vermette - Map 28 Lot 2 Mrs. Vermette would like to open a child care center at the corner of Old Alfred Road and Route 5, across from Lakeside Market.

Mrs. Vermette addressed concerns regarding the play area and the fact that not all of the children will be outside at the same time and that a chain-linked 4' fence will be placed around the facility.

In response to questions from the Board, Mrs. Vermette advised that the children would not all be arriving at the same time and that she will establish a standing policy that there will be no parking on Route 5 and, that the only entrance to the facility will be from Route 5. In addition, in response to a question by Tim as to what the maximum capacity would be, she indicated that the State sets those standards in accordance to square footage requirements and other mandated criteria.

Roland asked if the State inspects the facility. Mrs. Vermette indicated that it did and that the Fire Marshall also inspects the premises. Roland indicated that it would be a good idea to have rescue inspect as well.

Dwayne indicated that the entrance may need to be widened.

Roland made a motion to approve the application as requested under Section 3.04.01(B)(5) of the Waterboro Zoning Ordinance provided that all State permits are obtained and a fence must remain up on the Route 5 line and that a 24' opening be maintained for entrance and exit. Everett seconded. Motion carries a 4-0-0 vote in favor.

8:15 Robert L. Saulnier - Map 33 Lot 27 Mr. Saulnier would like to close in his existing concrete (10' x 32') on his property located on West Shore Road. The deck edge is currently 57' from the water.

In response to Dwayne's questions of how long the deck has been there and whether any bedrooms would be included in the addition, Mr. Saulnier informed the Board that the deck has been there for as long as he has owned the camp and that no bedrooms are to be added. The camp is a 24' x 32' single story residence and there are 2 10' x 10' sheds currently on the property. The full 30% expansion will be used for this addition.

Todd made a motion to allow Mr. Saulnier to build a 29' x 10' enclosure on the existing concrete deck, not to exceed 290 square feet. Everett seconded. Motion carries a 4-0-0 vote in favor.

III. MINUTES OF PREVIOUS MEETINGS.

IV. REPORT OF OFFICERS.

Dwayne reported that he has met with Scott and Patti and that they are 99% done in trying to get finances for last year.

V. OLD BUSINESS.

Joseph Vitko - Map 38 Lot 30 Mr. Vitko is requesting an extension of the Conditional Use Permit issued by the Board on April 28, 2000 to his daughter, Karen Vitko, to construct a 24' x 36' Cape with a 10' x 36' deck on her property.

Everett made a motion to grant an 8 month extension from the date the Permit expires, i.e., October 28, 2000. Todd seconds. Motion carries a 4-0-0 vote in favor.

Donald & Diane Holden - Map 32 Lot 39 The Holdens are requesting re-approval of the Conditional Use Permit issued by the Board on May 14, 1999 (which has now expired) to construct a 24' x 24' garage with an attached 8' x 16' shed on the property.

Todd made a motion to re-approve the previous application and to grant the permit pursuant to the previous conditions set forth in the May 14, 1999 Conditional Use Permit, i.e., there must be a sideline setback of 10' to Robert Berry's property and a front yard setback of 40'. The applicants have already met the last requirement of the previous Conditional Use Permit which required a signed agreement from Mr. Berry to a joint 10' sideline setback. The original Permit was approved under Section(s) 2.08, 3.03 and 4.02 of the Waterboro Zoning Ordinance. Everett seconds. Motion carries with a 4-0-0 vote in favor.

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

It was noted that DEP had been contacted and it was the determination of the DEP that the 30% expansion would apply in this circumstance as indicated in the Memo from Lisa Morse outlining her discussion with DEP.

Todd questioned if the storage shed could be put up closer to the road. Mr. Moreau indicated that it could not. After much discussion, it was determined that the Board would need the exact size(s) of the shed and trailer currently on the property in order to establish what the 30% expansion could be.

Todd made a motion to send the Code Enforcement Officer to Mr. Moreau's property to measure all buildings within the shoreland and report his findings to the Board to enable the Board to make a determination. Everett seconds. Motion carries a 4-0-0 vote in favor.

Roland made a motion to give the Code Enforcement Officer a note to go measure the outer buildings. Everett seconds. Motion carries a 4-0-0 vote in favor.

Todd made a motion to take a 5 minute break and Tim seconds. Motions carries a 4-0-0 vote in favor. The Planning Board meeting is adjourned at 9:00 p.m. Dwayne calls the meeting back to order at 9:05 p.m.

VI. COMMUNICATIONS.

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

There was discussion regarding the letters received from 4 of the gravel pit owners requesting an extension of time to file their respective Reclamation Plans.

Todd made a motion to grant a 120-day extension from the original date due (i.e., August 10, 2000) to the 4 gravel pit owners who are Forest Owen, Town of Waterboro, Glenn Bean, and James MacDonald, for filing Reclamation Plans to the close of business on Friday, December 8, 2000. Roland seconds. Motion carries a 3-0-1 vote in favor.

No other communications were discussed at this time.

VII. MISCELLANEOUS.

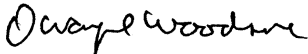
Roland made a motion that copies of the new Town Maps be made for the Planning Board members to assist them when conducting on site inspections and the like. Todd seconds. Motion carries a 4-0-0 vote in favor.

VIII. NEW BUSINESS.

IX. ADJOURNMENT.

Todd motion and Everett seconds to adjourn the meeting at 9:35 p.m. Motion carries a 4-0-0 vote in favor.

Respectfully submitted,


Dwayne Woodsome,
Secretary/Treasurer
Planning Board

ACCEPTED: _____

Chairman

