

Town of Waterboro

January 25, 2001
Planning Board Meeting Minutes

I. ROLL CALL

Chairman, Douglas Foglio calls the regular Planning Board meeting to order at 7:40 p.m. Attending from the Planning Board are: Doug Foglio, Chairman, Susan Dunlap, Dwayne Woodsome, Everett Whitten, Tim Neill, Todd Morey, and Roland Denby. Attending from the public: Teresa Lowell and R. Georgitis.

II. APPOINTMENTS

7:30 P.M. R. Georgitis representing Edna Kasprzak regarding application for a three lot subdivision on Map 11 Lot 15. Mr. Georgitis reviews the proposal stating that the property is a 10 acre lot located off Webber Road. The request is for three lots. Two of the lots are 80,000 square feet each and the third back lot is the remainder of the parcel being 6 acres. The soils are gravelly. The frontage for these lots is off Hanscom Road. Roland Denby questions whether Hanscom Road is a town Road. There is discussion regarding where the run-off from these lots would go. It is agreed that there will have to be a site walk of the property to determine whether there will be a waiver regarding contour lines on plans. Dwayne Woodsome made the motion for the Planning Board to have a site walk at the property at 9 a.m. this Saturday, January 27, 2001. Todd Morey seconded the motion. Motion carries with a unanimous vote in favor. This subdivision application will be brought up at the next Planning Board meeting under old business to review the waiver requests and review the preliminary subdivision plan.

8:00 P.M. Andre and Susan Cote application for height modification on May 11 Lot 42 under Section 8.01 of the Zoning Ordinance. The Cote's are not present to review the plans, and it is decided to review them anyway. Doug Foglio asks whether this should go to the ZBA for a variance. After some discussion it is decided to write to the town attorney and request a clarification as to what triggers whether the Planning Board has the right to review a height modification under Section 2.08 or whether the ZBA must grant a variance. Susan Dunlap made the motion to hold the Cote application until the next meeting after receiving clarification on this question. Dwayne Woodsome seconds the motion. Motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETINGS

There was not an original copy of the last meetings to be approved. No minutes were approved at this time.

IV. REPORT OF OFFICERS

Doug Foglio brings up that it has been brought to his attention that there is a complaint regarding a lot in Sunshine Acres subdivision off Robert's Ridge Road. One of the lot owners isn't happy than another lot owner has a right to pass across their lot, which is allowed under subdivision. Doug suggests that if they come to the Planning Board to revise the subdivision plan that they be sent to DEP to revise the plan, since DEP originally had to approve this subdivision.

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Dwayne Woodsome reports that he has had a complaint about a lot on Webber Road that a house has been built too close to the cemetery. The plan was reviewed for this subdivision and it is determined that the house may not be in violation of the subdivision requirements.

V. OLD BUSINESS

Selectmen's Assistant, Nancy Brand had requested that Dwayne Woodsome bring up the subject to the Planning Board of the overlay voted in at last year's town meeting and whether the intent was for that to be temporary or permanent. Todd Morey states that however the article reads is all that matters. There was nothing in the wording of that article to suggest it was a temporary overlay.

Susan Dunlap submits to the Board the research that she did regarding injuries to people as a result of gated properties. Susan states that she feels the Planning Board should not get involved in demanding the gravel pit owners to gate their property for the reasons she submits in her research.

VI. COMMUNICATIONS

Discussed Bob Fay's letter regarding consultant fees.

Discussed the memo to the Planning Board requesting an opinion on Jim Webster's request to submit two warrant articles on shoreland zoning to town meeting. Todd Morey made the motion to recommend to the Selectmen not to put these warrant articles on this year's town meeting due to time constraints in getting public input. Susan Dunlap seconded the motion. Motion carries with a unanimous vote in favor.

Discussed the letter from DEP regarding East Waterboro Mini Storage. It refers to a letter from the Planning Board office dated 12/29/00. The Board directs Patti to research the content of that letter. The Board also directs Patti to write a letter to East Waterboro Mini Storage and ask what their intentions are for further development on that site.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT


Dwayne Woodsome made the motion to adjourn at 10:05 p.m. Susan Dunlap seconds the motion. Motion carries with a unanimous vote in favor.

Respectfully submitted,
Dwayne Woodsome, Secretary – Treasurer

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Approved Date: 2/14/01

Douglas C. Foglio, Chairman



Dwayne Woodsome, Secretary- Treasurer




Roland Denby



Everett Whitten

Susan Dunlap, Vice Chairman



Todd Morey



Tim Neill