

PLANNING BOARD

Town of Waterboro

Meeting minutes February 14, 2001

I. ROLL CALL

Dwayne Woodsome called the meeting to order at 7:50 p.m. noting the attendance of Todd Morey, Everett Whitten, Tim Neill and Roland Denby. Attending from the public: Cal Knudson.

II. APPOINTMENTS

7:30 Cal Knudsen Map 5 Lot 31 Request for lot line change on lot #4 Bartlett Pines Subdivision

Cal states he would like to start off with a couple of questions. 1. What is the lot size requirement and road frontage for duplexes in that zone. Todd states that Road frontage is the same requirement by zone no matter what the use is. Dwayne states that as far as duplexes go, the lot size would be two times the requirement for a single family residence in a particular zone.

2. What the zoning requirements are for in-law apartments. Dwayne Woodsome states that in-law apartments require a conditional use permit for the fact that one condition would be that if the situation changes the apartment can not be used as a rental unit. One requirement for an in-law apartment is that it doesn't have a separate entrance. There would have to be access from the apartment through the house. Dwayne suggests to Cal that he build duplexes, not in-law apartments. Because if the property is sold, in-law apartments are not to be rented.

Cal presents his plan for Bartlett Pines with the proposal that the 10 foot buffer zone that he kept in the original plan between properties be deeded to the right of way. This would make a 60 foot right of way. The purpose of the 60 foot right of way is for ingress and egress. Cal states that it is possible that he builds the road so it loops back out onto Deering Ridge Road. Cal informs the Board that he is purchasing the land abutting Bartlett Pines and his intentions are to apply to Waterboro for Bartlett Pines Phase II. He also wants to subdivide the abutting lot which is in the town of Lyman.

Cal asks the Board their opinion on whether he should apply to Waterboro first before applying in Lyman? Dwayne states that Waterboro would inform Lyman of any activity that abuts town lines.

Cal also informs the Board that if time constraints come into play that he is within his rights to deed a right of way to the abutting parcel and build one house on it prior to getting subdivision approval. The Board doesn't argue that he has that right.

Discussion reverts back to the lot line change. The Board doesn't have a problem with this change and informs that Cal would have to get written approval from all property owners within the approved subdivision prior to any change to the subdivision plan. Patti is asked to research what this will entail and get back to Cal.

III. MINUTES OF PREVIOUS MEETINGS

Everett Whitten made the motion to approve the minutes of December 13, 2000. Roland Denby seconded. Motion carries with a vote of 4-0-0 in favor.

Todd Morey made the motion to approve the minutes of January 25, 2001. Everett Whitten seconds. Motion carries with a vote of 4-0-0 in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

- Discussed **proposed Edna Knoll Subdivision Map 11 Lot 15**. Everett and Roland went on the site walk. Todd also stopped by the property to look at the land. Todd states that based on the way the land slopes he feels there would have to be quite a bit of fill and that would change the drainage patterns. Todd adds that it is not uncommon for property close to a waterbody having a clay lens below the gravel and this would also effect the water drainage. For this reason he would like to see a hydro plan. Dwayne Woodsome states that they required these plans for the Webber Farm subdivision and that is on the other side of Webber Road, because people were concerned about the lake. At this time the request for waivers of section 6.2.1 were discussed. Todd Morey made the motion to approve the waiver for Centralized Mail Delivery and to deny the request for waiver on 6.2.1.9 Contour Intervals, and 6.2.1.14 Drainage Plan, and 6.2.1.21 Soil Erosion & Sediment Plan and 6.2.1.26 Hydrogeological Impact Study. Tim Neill seconds the motion. Motion carries with a vote of 4-0-0 in favor.
- Discussed the proposed zoning article as put on the warrant for town meeting by the Board of Selectmen. The Board feels that the Selectmen have made it possible with two articles to be back to square one with the town's pit being not allowed in that zone. The Board also noted that it would have been good policy to have received a notice that this would be placed on the warrant. The Board doesn't fully understand the intent or purpose of the article to form a committee to review primary and conditional uses.
- Planning Board reviewed the checklist for Reclamation plans and Todd suggested to word the slope requirement to "Show slopes no steeper than 4-1" The Board also reviewed the letters to the four pit owners who are in the reclamation plan review process. Todd states that with the change in the wording regarding the slopes to send the letters out requesting more information with the April 10th deadline and to send them registered mail.

VI. COMMUNICATIONS

- Discussed the letter from Bob Fay to Patricia Swett. Dwayne Woodsome states that he agrees that squaring off that road would be an improvement but he does not agree that there should be any violations because the town created this problem. Todd agrees that you can't even call that a violation.
- Discussed the email from Chuck Crook regarding a right of way problem in Sunshine Acres. He will be referred to DEP because DEP had to review and permit this subdivision.

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- Discussed the request from Willis Lord to meet with Rich Baker from DEP and the Board of Selectmen and the Zoning Board of Appeals regarding the 30 % volume increase in the shoreland zone. The Planning Board feels they fully understand that they can not go over 30% increase in volume or square footage. They understand they can't exceed either one. Todd Morey made the motion to invite the Selectmen to the February 22nd Planning Board meeting to explain this. Everett Whitten seconds. Motion carries with a vote of 4-0-0 in favor. Roland Denby states that the Planning Board is going to require the applicant to provide certified proof of the calculations.
- Planning Board notes the invitation from the Board of Selectmen to the Comprehensive Plan update meeting on February 26th.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

- **Gorham Savings Bank** (Map 25 Lot 6) submitted a request to install pole lights on their site instead of the proposed Bollard lights. Patti reports that she spoke with Sue Dunlap regarding this request and passed on Sue's opinion that if the plan specified the lighting that Sue felt this should go back to a public hearing. After review of the final plan and seeing that the lighting was not specified, and the memo from Jim Webster, CEO that he found this to be a minimal and positive change, Todd Morey made the motion to consider this a minor change and to send this to the CEO for approval. Everett Whitten seconds. Motion carries with a vote of 4-0-0 in favor.

IX. ADJOURNMENT

Todd Morey made the motion to adjourn at 9:45. Everyone seconded. Motion carried with a 4-0-0 vote in favor.

Dwayne Woodsome
Respectfully submitted,
Dwayne Woodsome,
Secretary/Treasurer

APPROVED Date: 2/22/01

Chairman, Doug Foglio

Roland E. Denby

Roland Denby

Vice Chair, Susan Dunlap

Everett Whitten

Everett Whitten

Tim Neill

Todd Morey

Todd Morey

Dwayne Woodsome