

PLANNING BOARD

Town of Waterboro

Meeting Minutes

May 9, 2001

I. ROLL CALL

Chairman, Douglas Foglio called the meeting to order at 7:40 noting attendance from the Planning Board of Roland Denby, Dwayne Woodsome, Todd Morey and Everett Whitten.

I. APPOINTMENTS

7:30 Robert Georgitis for final plan review of Edna Knoll Subdivision Tax Map 11 Lot 15.

The final plan was reviewed to make sure the four requirements from the preliminary plan review were added. The following four items were added and do appear on the final plan: The address of the soil scientist, the name and address of the hydro geologist, the width of Logan Circle and a copy of the proposed deed restrictions was provided.

After review of the checklist and finding all the required information on the final plan, Todd Morey made the motion to approve the final plan for Edna Knoll Subdivision. Everett Whitten seconds the motion. Motion carries with a unanimous vote in favor.

8:00 p.m. Setback reduction application of John Tondreault Tax map 24 lot 28

Mr. Tondreault is looking for a setback reduction to 10' of his side property line to build a garage. Mr. Tondreault stated that he has to turn the garage a little more than it is shown on his application and he is proposing to make the garage two feet longer.

Dwayne asks why he can't move the driveway over to fit the garage in better. Mr. Tondreault explains that there are a lot of trees there preventing him from moving the driveway. He doesn't want to cut the trees. He already has to cut three trees as it is and have CMP come out to drop the wires because the wired run right through the trees.

Doug Foglio states that it looks like Mr. Tondreault needs more than a sideline setback reduction. He is going to need a frontyard setback as well. Because of the lake, this property had two frontyard setback requirements. It was suggested to Mr. Tondreault that the garage set back more towards the 100' setback of the lake. Mr. Tondreault doesn't really want to cut off the access to the cottage by putting the garage at the head of the driveway.

Dwayne Woodsome made a motion to have the onsite committee go look at this lot and bring this application back under old business after that had been done. Everett Whitten seconded the motion. Motion carries with a unanimous vote in favor.

Doug Foglio adds that when they go out there they want to make sure that the garage is not going to sit on the septic tanks. Doug also informs Mr. Tondreault that he will have to get a statement from the abutting property owner that they don't object to his garage being 10' from their property line. Doug also wants to make sure that there aren't two buildings on abutting lots that are closer than 20' to each other.

III. MINUTES OF PREVIOUS MEETINGS

Dwayne Woodsome made the motion to approve the minutes of April 11, 2001 as written. Everett Whitten seconded. Motion carries with a unanimous vote in favor.

Everett Whitten made the motion to approve the April 26, 2001 minutes as written. Motion carries with a unanimous vote in favor.

V. OLD BUSINESS

Joe Vitko requested an extension of his conditional use permit. Doug Foglio explains that Mr. Vitko has not been able to start construction because he was required to get permits from DEP. The Town has received a copy of his approvals from DEP to construct his house. Everett Whitten made the motion to grant an 8 month extension on the Conditional use given to Karen Vitko on September 22, 2000 for property located on Tax map 38 Lot 30.

VIII. NEW BUSINESS

1. Discussed the new format for notice of decision and finding of fact that was done for the last two decisions. Dwayne Woodsome made a motion to approve that format for future notice of decisions. Roland Denby seconded. Motion carries with a unanimous vote in favor.

2. Discussed having Patti take extra time to work on the zoning ordinance getting it ready for Sebago Technics as was discussed in the workshop last Thursday. The plan was to have Patti work on this project taking extra time to do it and to pay her out of the consultant fees. Doug states it is more cost effective to have Patti doing the work than to pay Sebago Technics to do the work. Everett Whitten made the motion to approve of Patti doing this extra work and to be paid out of the consultant account. Roland Denby seconds. Motion carries with a unanimous vote in favor. Dwayne Woodsome adds that he did speak with Nancy Brandt, the Selectmen's assistant about this and she did not have a problem with it.

At this time Doug Foglio turns the meeting over to Dwayne Woodsome and leaves the meeting.

II. APPOINTMENTS

8:30 Ron Dearborn to discuss the permitting process of his pit on Route 202 and 5 on Tax map 5 lot 35. Ron Dearborn and Rene' Perron enter from Dearborn Brother's Construction to discuss a letter received by the Code Enforcement Office stating that the expansion of their pit had to conform with the new Gravel Ordinance. Ron Dearborn states that he has a letter from the Planning Board stating that his pit is exempt from the requirements of the new ordinance. They have acquired a permit from Maine DEP and feel that they have met the guidelines for permitting through the town. The DEP permit is for up to 25 acres and states they have to remain 75' from any wetlands and they are closing up the pit and reclaiming it as they go. After some discussion it was decided that the planning board does not need to take any action on this appointment and to let Jim Webster know that the exemption letter received by Dearborn construction from the Planning Board applies to that entire pit as long as they have maintained their DEP permits.

V. OLD BUSINESS

Discussed the request submitted by Glenn Bean for a two week extension to submit his reclamation plan. After a brief discussion Todd Morey made the motion to extend the time to submit reclamation plans for the MacDonald, Owen and Bean gravel pits until May 23, at 5 p.m. A final decision on those reclamation plans to be made at the may 24 Planning Board meeting. Motion carries with a vote of 3-0-1 with Everett Whitten abstaining.

IV. REPORT OF OFFICERS

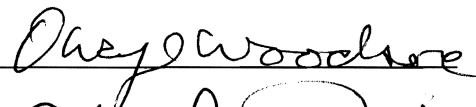


1. Patti reported that she contacted Lake Arrowhead regarding the workshops that were to be set up between Lake Arrowhead manager Jeff Brown, Todd Morey and Doug Foglio to review the proposed Wellhead Protection Zone in Lake Arrowhead. Jeff Brown is on an indefinite medical leave of absence and Nadine Daniels (acting manager) stated that Lake Arrowhead would contact the town when they were prepared to move forward with this project.

2. Roland Denby reported that he and Everett Whitten and Jim Webster did two site walks last week. One on Lone Pond and one on Ossipee Lake.

IX. ADJOURNMENT

Everett Whitten made the motion to adjourn at 9:15. Roland Denby seconds. Motion carries with a unanimous vote in favor.

APPROVED DATE: 6/4/01

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