

# PLANNING BOARD

## Town of Waterboro

Meeting Minutes

June 13, 2001

### I. ROLL CALL

Susan Dunlap calls the meeting to order at 7:35 noting attendance of Todd Morey, Tim Neill, Roland Denby, Everett Whitten. Doug Foglio entered the meeting at 7:45.

Susan announces there is a Zoning Board of Appeals workshop tomorrow night here at the town hall and the Planning Board is welcome to attend this workshop.

### II APPOINTMENTS

The first appointment was with Richard Pierce with a Conditional Use / Review of 30% expansion within the shoreland on tax map 11, lot 60. Mr. Pierce is proposing to build an addition of a 10' x 21' 4" bedroom and screen porch to his existing camp on Waterlilly Lane on Lone Pond.

There is a question about the calculations submitted by Corner Post Land Surveying, Inc. regarding whether they should have figured the shed and privy in the total square feet. Sue Dunlap reads a letter from the town attorney dated November 8, 2000, which states that he cannot accumulate the square footage of all the parcels on his site for the 30% expansion rule. The board feels that the square footage of what is the primary structure only should be calculated for the 30% expansion.

Richard Pierce states that he is transferring 146 square feet of the deck. There is discussion regarding allowing the calculations from the deck.

Everett Whitten thinks that the Planning Board should get an updated letter from the CEO. Doug Foglio states that he spoke with Jim Webster this morning and Jim stated that this fell within the 30% expansion.

Roland Denby provides a newsletter from DEP that the Planning Board reviews, which explained the transference of the deck. After some discussion, the Board allowed for the 146' to be transferred to the house.

Doug Foglio states that if Mr. Pierce reduced the bedroom by 8" this would give him less than 30% expansion.

Todd Morey made the motion to approve Richard Pierce application to expand up to 834.6 square feet, removing the 12 x 12 deck resulting in a total of 1008 cubic feet of volume with the following conditions:

- Remove the 12 x 12 deck.
- Modify the bedroom plan to reduce the wall 8" shorter.
- Provide to the CEO an amended set of building plans showing the bedroom to be 12' 8" long by 10" in width.
- Provide an amended survey noting that the 146 square feet has been transferred to the house.

Tim Neill seconds the motion.

Discussion of the motion. Susan Dunlap asks how do we document that these changes have been met. Doug thinks if a note is put on the survey that the privy and shed were not used in the calculations that should be enough.

Patti states that Jim reviews the conditional use permits to insure that the conditions are met prior to issuing a permit.

Motion carries with a vote of 4-1-0 with Susan Dunlap opposing.

P.O. Box 130, Waterboro, Maine 04087 • 247-6166 • FAX 247-3013

[http: www.mix-net.net/~waterboro/](http://www.mix-net.net/~waterboro/)

Email: [waterboro@mix-net.net](mailto:waterboro@mix-net.net)

**Second appointment is Paul Tebbetts application for 30% expansion on map 38 lot 35 to construct an 18' x 24' addition to his existing cottage. Because this is in the shoreland zone the 30% expansion rule applies.** Mr. Tebbetts presented his calculations as performed and certified by BH2M.

Everett Whitten states that the only concern that Jim Webster had during the site walk that was performed, was the drainage created by the added roofline. Paul Tebbetts explained that he intends to add a retaining wall and a drainage system containing two other levels of drainage. One are of drainage near the building and another closer to the parking area. Everett Whitten asks Mr. Tebbetts to add this drainage system to his application.

Susan Dunlap asks how big is the cellar under the main building. Mr. Tebbetts answers that it is 24 x 24 and all finished off.

Everett Whitten asks if this cottage is for year round living. Mr. Tebbetts answers no.

There is a question regarding using the garage and carport in the calculations as these two are outside of the 100' setback of the lake. It is agreed that these square footages, and volume calculations should not have been used in the totals.

The Board would want Paul Tebbetts to show that the area under the proposed addition would be used as living space. It is decided that Mr. Tebbetts will amend his application and will come back to the Planning Board under old business.

**The third application is Don Toothaker Map 7 lot 65C for Conditional Use/ Setback reduction.** Upon review of his application he does not need approval from the Planning Board. Mr. Toothaker's application fee will be refunded to him.

**The fourth application is Stacey Cote for review of expansion within the shoreland zone to expand living space at his property located on map 29 lot 29.** Mr. Cote provided the calculations of his expansion by BH2M engineers. According to the calculations Mr. Cote's expansion falls within the 30% expansion rule. Mr. Cote is applying to expand the upstairs by making a bedroom with windows on the lakeside putting the bedroom in the attic.

After review of the engineer's calculations, Todd Morey made a motion to approve Stacey Cote's application to expand the living space on Map 29 Lot 29 by the figures presented by BH2M. Everett Whitten seconds the motion. Motion carries with a unanimous vote in favor.

### III. MINUTES OF PREVIOUS MEETINGS

The minutes of March 24, 2001 will be discussed at the next meeting.

### IX. ADJOURNMENT

Roland Denby made the motion to adjourn at 9:45 p.m. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

APPROVED:  
Date: 6/28/01

Oliver Woodson  
Roland E. Denby  
Everett Whitten

Jim Davis  
Douglas C. Fogel  
Susan Dunlap