

**Waterboro Planning Board
Meeting Minutes
October 10, 2001**

I. ROLL CALL

Susan Dunlap calls the meeting to order at 7:34 p.m. noting attendance of Dwayne Woodsome, Everett Whitten, Tim Neill, Todd Morey and Ken Danforth.

II. APPOINTMENTS

7:30 Shawn Douston with an application to amend Justin Way subdivision on map 4 lot 47-7.

Shawn is requesting to split lot 7 of this subdivision into two lots. One lot would be 11.73 acres and the second would be 8.44 acres. There were provisions made at the time this subdivision was approved for the further subdivision of lot 7. Shawn provided letters from all property owners within the subdivision that they approved of the amendment. Dwayne Woodsome checked the mylar for the amendment against the original subdivision and found the only change was the split in lot 7 with everything else the same.

There is discussion regarding the wetlands depicted on the map and whether this falls within the resource protection zone. After some discussion and review of the shoreland zoning map it is determined that the setbacks depicted from the wetlands on the original subdivision are sufficient.

Dwayne Woodsome made the motion to approve the amendment to Justin Way subdivision as he has met all of the requirements of the final plan checklist. Everett Whitten seconded the motion. Motion carries with a vote of 5 in favor and 1 abstention with Roland Denby abstaining.

8:00 p.m. Myron Ederly for final approval of site plan application for Baker Automotive / Funtime Video and Tanning on map 4 lot 41. Mr. Ederly presents the board with the survey that was requested at the last meeting showing the boundaries of the property.

The survey shows the topography of the existing ground and the elevations of the finished building. The finished floor elevation of the building will be 97.5 which is level with Route 202. The plan shows the location and layout of offstreet parking and maneuvering areas. The board decided to waive the requirement for a hydrogeological and nitrate study due to the fact that the septic design is less than 800 gallons of flow per day.

Mr. Ederly has satisfactorily provided all the information that was required by the board. Tim Neill made the motion to approve the site plan application of Myron Ederly for Baker Automotive / Funtime Video and Tanning on map 4 lot 41 with the following conditions:

1. There are no floor drains installed in the auto repair garage.
2. Applicant shall provide a certified as built survey at completion of the project to the code enforcement office prior to the issuance of an occupancy permit showing the elevation of the building to be no less than 97.5.

Everett Whitten seconds the motion. Motion carries with a vote of 4 in favor – 1 opposed – 1 abstention. Todd Morey voting in opposition and Dwayne Woodsome abstaining.

3. Richard Collard with conditional use / setback reduction application on map 29 lot 11.

Mr. Collard is applying to build a garage and asking for a setback reduction to within 15 feet of one sideline setback. The proposed garage is outside of the 100' setback from the lake. Dwayne Woodsome requests that his plan states there will be no plumbing installed. Todd Morey would like a site plan showing the garage placed on the property and for the applicant to make sure that this setback reduction will be sufficient. This application is tabled until the applicant provides a site plan showing existing

