

Town of Waterboro

Planning Board Meeting Minutes December 12, 2001

I. ROLL CALL

Susan Dunlap opens the meeting at 7:50 after concluding a workshop with Bob Fay, Chairman Board of Selectmen. The topic of discussion in the workshop was possible proposed zoning changes regarding pavement being considered a structure, zoning and fees of the code enforcement and planning board.

Attendance of the Planning Board as follows: Susan Dunlap, Everett Whitten, Tim Neill, Roland Denby, Todd Morey, Ken Danforth and Dwayne Woodsome.

II. APPOINTMENTS

Ed Daye application for Conditional Use / Setback reduction permit on map 29 lot 23. Mr. Daye explained his application. He wants to build a garage and cannot meet the side setbacks on either side of the front portion of his lot. He has a shore front property and his garage is outside of the 100' setback from the shoreline. The waste disposal field will have to be moved to place the garage where Mr. Daye wants to. The setback for a disposal field from a slab is 15 feet. The setback from the property line is 10 feet. The board determines that Mr. Daye has room to move the disposal field to place the garage where he would like to. The board informed Mr. Daye that the setback measurement is taken from the outer most point of the building including the drip edge. It was suggested that Mr. Daye request a greater reduction than he submitted to incorporate the overhang of the garage. The board decided that Mr. Daye must provide to them those two items before they will take a vote on this application. The board instructed Mr. Daye to provide the information to the secretary and he will be scheduled for the next available meeting under old business. He will not have to be in attendance of the meeting for the board to make their decision.

III. MINUTES OF PREVIOUS MEETINGS

Everett Whitten made the motion to approve the November 14, 2001 meeting minutes as written. Ken Danforth seconded the motion. Motion carried with a unanimous vote in favor.

IV. REPORT OF OFFICERS

Dwayne Woodsome reported that the budget for the board was turned into the Selectmen's office for the upcoming fiscal year.

V. OLD BUSINESS

The board continued this meeting in workshop format to discuss possible zoning amendments. The topic of discussion was creating some zoning change along Route 202

and Route 5 to allow for commercial development while keeping the same uses that currently exist. The idea was discussed and the board will continue the workshop on Monday evening December 17 with their thoughts regarding this.

VI. COMMUNICATIONS

Susan Dunlap reported the notice received by the Planning Board of a Zoning Board of Appeals meeting on December 19 at 7 p.m. at the town hall to hear three applications. One is a setback variance request, one is a height variance, and another is an administrative appeal on a stop work order.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

This meeting was not adjourned. Dwayne Woodsome made the motion to continue this meeting in workshop format on Monday December 17 at 7 p.m. to further discuss possible amendments to zoning.

This meeting was not officially adjourned due to the fact that the 12/17 meeting was cancelled due to weather conditions.

On 12/27/01 Susan Dunlap calls for a motion to officially close the last meeting that was continued from the 12/12/01 meeting and cancelled due to weather conditions. Dwayne Woodsome made the motion to adjourn the 12/12/01 meeting. Roland Denby seconded the motion. Motion carries with a unanimous vote in favor.

APPROVAL DATE: 12/27/01








