

Town of Waterboro  
Planning Board Minutes  
June 12, 2002

I. ROLL CALL

Susan Dunlap calls the meeting to order at 7 p.m. noting attendance of Kurt Clason, Tim Neill, Everett Whitten, Roland Denby and Dwayne Woodsome. Also attending is Town Attorney, Ken Cole.

Everett Whitten made the motion to go into Executive Session to consult with Ken Cole regarding legal questions. Tim Neill seconds. Motion carried with a unanimous vote in favor.

Motion to come out of executive session was made at 7:30 p.m. and was seconded and passed.

II. APPOINTMENTS

**Colby Sanborn: Map 11 lot 48 for 30% expansion review.** Mr. Sanborn explains the project he is applying for. He would like to construct a 10 x 14 enclosed glass sunroom onto his existing camp and intends to live here year round. After reviewing the correspondence provided by Attar Engineering, Inc. which certifies that the addition falls within the 30% expansion of the existing structure, Dwayne Woodsome made the motion to allow Colby Sanborn to construct a 10 x 14 sunroom attached to the current structure as presented in his plan with the following conditions: Addition is to be 10' back from the front corner of the house, all erosion control measures be used during construction, all DEP permits be obtained prior to construction. Everett Whitten seconds the motion. Motion carried with a unanimous vote in favor.

**Mark Elliott: Map 4 lot 35A-2 for a conditional use for a used car sales at his property on Old Alfred Road.** A public hearing has been held and this application has been reviewed and should have been voted on at the last meeting but there was not a quorum to hold a vote. Dwayne Woodsome made the motion to approve the used car sales for Mark Elliott with the following conditions: No more than 6 cars and 1 unstickered vehicle on the property at one time. No outside storage of any auto parts. No vehicle maintenance on the property due to the fact that the property is in the wellhead protection zone. No parking on the roadside. Tim Neill seconded the motion. Motion carried with a unanimous vote in favor.

**Paul and Patricia Lamontagne Map 47 Lot 24 and 25 for conditional use / setback reduction to construct a 26 x 42 ranch on their property at Lake Sherburne.** The lot is undersized even given that they have purchased two lots and combined them. They cannot fit this house or any house on this lot due to the setback requirements of the AR zone being 75-foot frontyard, 35-foot side and rear and 100-foot shoreland. Dwayne Woodsome made a motion to do a site walk of this property, which he later rescinded to make a different motion. Dwayne Woodsome made the motion to grant a side and front setback of 30 feet with the following conditions: Construction must meet the shoreland setback. It is suggested that the applicant contact DEP to see if the shoreland setback can be reduced due to the fact that this is a manmade lake. It is also suggested to have DEP come out to determine exactly where the shoreline starts. If there is any adjustment to the setback, the applicant must amend the site plan in the file with the code enforcement office. Tim Neill seconds the motion. Motion carried with a unanimous vote in favor.

**Barbara Hamor map 33 lot 13 for conditional use / setback reduction to construct ramps on her camp on Banks Drive off of East Shore Road.** Her camp is currently 8 feet from the shoreline. The camp is 79 years old. Mrs. Hamor needs to have a ramp on both sides of the camp and she would like to tar her driveway due to the fact that an ambulance could not get down to the camp the way the driveway currently exists. The board informs Mrs. Hamor that she will need a DEP permit for the paving and the ramps and is given that information and application to contact DEP. Mrs. Hamor will come back to the board after those permits have been acquired.

**John Perry for Preliminary plan review of Avery Star Subdivision on map 3 lot 22-4.** There is much discussion regarding the status of Avery Road and Starr Hill Road. Sue questions whether this subdivision requires DEP Site Review and it is determined that it does not fall within those guidelines, as it is under 15 lots. Sue asks about concerns on the width of the roads and the safety of traffic. Sue states it will have to be determined what the board will require due to the two letters of concern received by the planning board. John Perry states he would not want to disturb the stone fences. John Perry states that he intends to form a road maintenance agreement between property owners for the maintenance of this section of abandoned road. Dwayne thinks that the applicant should be required to build this section of road up to current town standards for the safety of those who travel the road. Dwayne Woodsome made the motion to send this application to Southern Maine Regional Planning regarding the road standards on Avery Road for their review and recommendation and to see if there are similar circumstances in area towns for the board to use as a guide. Tim Neill seconds the motion. Motion carried with a unanimous vote in favor. Discontinued roads falls under Title 23 Chapter 304 section 3026. Dwayne Woodsome made the motion for this plan to be sent to the road review committee for their review on the same question. Everett Whitten seconds the motion. Motion carried.

Sue states that the board needs to resolve the issue over the road standards before it can do anything else.

The road review committee will be asked to look at the speed limit of the road and to verify with the road commissioner the driveway entrances.

A public hearing is scheduled for July 25 at 7 p.m.

Dwayne Woodsome suggests that a workshop be held with the road review committee and to invite Kate Albert at Southern Maine Regional Planning to attend.

### III. MINUTES OF PREVIOUS MEETINGS

Dwayne Woodsome made the motion to approve the April 25 meeting minutes. Everett Whitten seconds the motion. Motion carried with a vote of 5-0-1 with Kurt abstaining.

Dwayne made the motion to approve the April 10 minutes as written. Everett Whitten seconds the motion. Motion carried with a vote of 5-0-1 with Kurt abstaining.

Dwayne Woodsome made the motion to approve the May 8 minutes as written. Everett Whitten seconds the motion. Motion carried with a vote of 5-0-1 with Kurt abstaining.

Applicant is informed that he is responsible to notify abutters of the public hearing.

V. OLD BUSINESS

**Mark Mosnicka for conditional use / setback reduction to construct a handicap ramp to the water on his property located at Lake Sherburne on map 47 lot lots 145 and 146.** The applicant applied for and received a permit by rule from DEP as requested by the board. The board did an on onsite inspection of the property. Tim Neill made the motion to approve the ramp to be built with the following conditions: Ramp must be constructed in compliance with Section 7.05 of the Waterboro Zoning Ordinance. All erosion control measures must be used during construction. Everett Whitten seconds the motion. Motion carried with a unanimous vote in favor.

VI. COMMUNICATIONS

It is noted for the record that the following communications were received by the board members at this meeting:

- Letter from MRLD re: development off New Dam Road
- Letter from Ken Cole re: proposed Growth Management Ordinance
- Letter from Ken Cole re: 40-acre lots in subdivision review and new state law.
- Letter from Saco River Corridor Commission re: Water testing of Lake Arrowhead.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

Dwayne Woodsome made the motion to hold a public hearing on June 27 at 7 p.m. to review the proposed Growth Management Ordinance. Everett Whitten seconds the motion. Motion carried with a unanimous vote in favor.

Dwayne Woodsome made the motion to invite Ken Cole to the public hearing to answer any legal questions the public may have. Kurt Clason seconded. Motion carried with a unanimous vote in favor.

IX. ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 10:15 p.m. Tim Neill seconds the motion. Motion carried with a unanimous vote in favor.

Approved Date: \_\_\_\_\_

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