

Town of Waterboro
Planning Board Meeting Minutes
October 9, 2002

I. ROLL CALL

Susan Dunlap called the meeting to order at 7:40 p.m. noting attendance of Dwayne Woodsome, Roland Denby, Tim Neill, Kurt Clason, and Teresa Lowell with Everett Whitten being absent due to an operation.

II. APPOINTMENTS

7:30 p.m. Election of Officers – Tim Neill made the motion to do elections by secret ballot. Motion fails for lack of a second. Dwayne Woodsome made the motion for Tim Neill to be elected as Chairman and Sue Dunlap elected as Vice Chairman. Motion failed for lack of a second. Teresa Lowell nominates Sue Dunlap as Chairman. Tim Neill seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome nominates Tim Neill as Vice Chairman. Kurt Clason seconds. Vote was unanimous in favor.

Roland Denby nominates Dwayne Woodsome as Secretary/ Treasurer. Kurt Clason seconds. Vote is unanimous in favor.

7:45 Jeffrey Morrill with his application for conditional use / setback reduction on map 47 lot 55. The board decided that it does have authority to review this application under section 2.08 based on advice from town attorney. Kurt asks why the applicant wants to place the structure so close to the front. Jeffrey states mainly so that he can have a walkout basement. Kurt asked if they can rotate the house to make it fit better within the envelope then they would not need as much of a reduction. They could but this is not the way they want to place the house. Dwayne Woodsome made the motion to approve the conditional use permit with the following conditions: Sideline setbacks no closer than 25 feet, front setback no closer than 60 feet, provide an as-built survey at inspection of foundation to the CEO office to insure setbacks have been met. Tim Neill seconds the motion. There is discussion about requiring the structure to be 75 feet from the front. Dwayne explains that most of the houses are 40-50 feet from the road and this wouldn't be doing anything different. Teresa Lowell adds that the ZBA variance gave precedence with their approvals to be this close to the property lines. Motion carried with a vote unanimous in favor.

There is also discussion regarding the fact that this permit is for a garage to be converted to a house in the future. Jeffrey states it is their intention to convert the garage to a house in two years. The board feels that the applicant should apply for a growth permit with this building permit application as this is really intend it to be a house.

8:15 p.m. John Perry and Kevin Cullenberg with revised application for Avery Subdivision. Sue pointed out that the remaining land depicted on the map requires a lot number. It was explained

to the applicant that the 40 acre exemption from subdivision review no longer applies according to state law. Applicant stated that he would incorporate the remaining land into lot 5.

Dwayne Woodsome brought up the idea to require a public easement of 17 feet for any future road maintenance to Avery Road if the town ever wanted to widen or take out some of the corner. Applicant was agreeable to this idea.

Applicant was informed by the Chairman to add a note to the plan that states any amendments to the approved plan has to be reviewed and approved by the planning board to reflect section 7.4.1 of the subdivision regs.

Sue took a poll of the board to either move on with preliminary plan review with this revised plan or start from scratch as a sketch plan. It was agreed to review the preliminary checklist, as this was a smaller subdivision than the approved sketch plan.

The following is a list of items needed on the preliminary plan:

Name and address of the hydro-geologist.

Note reflecting section 7.4.1 of the subdivision regulations.

Note on the plan that lot 4 already has a structure on it.

Applicant must have the fire chief review the subdivision plans for fire protection and provide a written statement from the fire chief.

The State criteria for subdivision application was reviewed and the board found no concerns.

Kurt Clason made the motion to approve the preliminary plan with the required information. Tim Neill seconds. Sue states that the board has steered away from conditional approvals when all of the information is not provided. Kurt withdrew the motion and Tim withdrew the second.

III. MINUTES OF PREVIOUS MEETINGS

There are no minutes available for approval.

IV. REPORT OF OFFICERS

Dwayne Woodsome reported that the board has spent approximately 10% of the annual budget so far. The consultant money still doesn't appear on the financial report but Dwayne has been assured the money is still there and just waiting for the auditor's final report.

Dwayne stated that he noticed some bills paid out to Southern Maine Regional Planning and questions whether the board needs to take a vote to authorize these expenditures prior to ordering the services.

V. OLD BUSINESS

Kurt Clason made the motion that Dwayne Woodsome continues to sign pole re-location permits as the secretary. Tim Neill seconds. Motion carries with a unanimous vote in favor.

VI. COMMUNICATIONS

Communications were reviewed as listed on the agenda. A notice of intent to file for a stump & brush processing facility was noted filed by RPG on behalf of Douglas C. Foglio Sr., for property on Chadbourne Ridge Road. Patti is asked to find out exactly where this property is.

VII. MISCELLANEOUS

The memo from Selectmen's Assistant, Nancy Brandt was reviewed regarding the deadline for town meeting articles. The deadline for non-money articles is February 25, 2003. A workshop to work on zoning changes is set for October 17, at 7-9 p.m.

VIII. NEW BUSINESS

Patti informed the board that they will be invited to a November 1 meeting with Lake Arrowhead Board of Directors and the town of Limerick to discuss possibility of creating a village corporation.

IX. ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 9:50 p.m. Kurt Clason seconds. Motion carries with a vote unanimous in favor.

Approved date: 10/24/02

Tim Neill

Everett Whitten

Teresa Lawler

Dwayne Woodsome

[Signature]

Paul & Daryl
