

**Planning Board
Workshop minutes
October 17, 2002**

The workshop started at 7 p.m. Chairman, Sue Dunlap noted attendance of Kurt Clason, Everett Whitten, Dwayne Woodsome, Tim Neill, Teresa Lowell and Roland Denby.

The board reviewed the proposal to re-zone the lots around Ossipee Lake. A letter was sent from the Ossipee Lake Association with questions. Questions were as follows:

1. Does the board know the number of buildable lots currently on the lake and the number of potential buildable lots the proposed zoning change would add?
2. Are there any other waterbodies in Waterboro that similar zoning changes are proposed?
3. Will the town be notifying the taxpayers on Little Ossipee Lake of this proposal?
4. Anticipated enforcement date of the zoning change if voted in.

Research is going to be done to see how many vacant lots are around the lake and the size of the larger lots. Research will be done to see how many vacant lots around Lake Sherburne. Tim Neill researched the lots with the roads around the lake and there are about 600 lots.

The board discussed creating a Lake Residential zone and leave the same lot size requirement of 80,000 square feet so as not to encourage more houses on smaller lots. To reduce the businesses allowed in that zone. There was discussion about reducing the setbacks on lots that are undersized lots of record similar to the setbacks in Lake Arrowhead.

The following items were listed for consideration for amending the zoning ordinance:

1. Requiring abutter notification on conditional use applications.
2. Authorizing the CEO to charge a re-inspection fee for cases when a building isn't ready for the inspection appointment made by the contractor and a re-inspection is necessary.
3. Add definitions to go along with section 3.03 frontyard setback requirements for rights of way.
4. Authorizing the planning board to waive certain requirements from site plan review for projects less than 5,000 square feet.
5. Add a 150' road frontage requirement to the GP zone.
6. Change the wording of section 2.10 to state that any commercial use requires site plan review.

The Planning board invited the road review committee into our workshop to discuss minimum standards for construction of new roads within subdivisions. It was brought up that maybe the street design standards can be amended to include new private roads, and that the subdivision regulations refer to those standards. The road review committee agreed to work on that and set some standards that they would like to see.

The fire chief had ideas about requiring certain standards for fire protection and giving choices that would suit those standards. Patti will ask him to submit those ideas to the planning board.

Patti will get any recommendations from the code enforcement officer for requested zoning amendments.

Sue informed the board that on Oct. 28 Suzanne LePage from DOT will be addressing the comprehensive plan committee regarding the new regulations for entrance permits. The board agreed to attend this meeting from 7-8 p.m. and hold a workshop from 8-9:30 p.m. afterwards to further discuss zoning changes.

Workshop ends at 9 p.m.

Respectfully submitted,

Patti McIntyre