

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
May 4, 2005 at 7:30 p.m

I. ROLL CALL

Board Members Present: Judy Carll Roland Denby Susan
Dunlap
 Jonathan Raymond Everett Whitten
 Kurt Clason (at 8:15 p.m.)

Board Members Absent: Tim Nelson

Others Present: Randy Ross, Roger Bertin, Jr., Wendy Carter, John Carter,
Richard Menelly, Marian Menelly, Janice Amabile,
Diane Brooker, Matt Brooker, Lisa Parker, Janice Jarosz,
Eric Jarosz, Dennis DeMatteo, Barbara Thompson,
Ed Benway, Tina Smith

II. APPOINTMENTS

Ø **Bradley Merrill (Map 21, Lot 36A) - Set back reduction**

Doug Foglio addressed the Board on behalf of the applicant. The property is located at 18 May Street in the Village Zoning district. The lot is under the required minimum lot size of 80,000 square feet. The applicant is proposing to replace the existing 12' X 60' traile located on the lot with a 12' X 70' trailer and is requesting setback reductions. A motion was made by Roland Denby, seconded by Everett Whitten and carried with a unanimous vote to change the setbacks as follows: (facing May Street) 18' on the right; 25' on the left, 10' on the rear; front setback to remain at 40'. (As there was a quorum, Sue Dunlap did not vote.)

Ø **Janice K. Jarosz (Map 24 Lot 25) - Set back reduction**

Eric Jarosz addressed the board on behalf of the applicant. The applicant is seeking a setback reduction to place a house on the lot. After discussion, it was determined that there was some question regarding the lines as established by the surveyor. Therefore, it was impossible to determine the sideline setback reduction that would be required. As there were significant comments from abutters, the Planning Board scheduled a site walk to be held on Saturday, May 14, 2005, at 9 a.m.

Ø **John Caramihalis - Winslow Meadows Sketch Plan (Map 8, Lot 23-1)**

The Board then met with John Caramihalis, representing Adam Blaikie & Associates, LLC. The applicant presented a five-lot subdivision at the intersection of Townhouse Road and Roberts Ridge Road. The total area to be developed is 11 acres. A 50' right of way will be retained by Mr. Winslow to access his other property. It was suggested that the driveways be ganged using three accesses on the Roberts Ridge Road, instead of five; one driveway between Lots 2 and 3, one driveway between Lots 4 and 5.

A site walk was scheduled for Wednesday, May 18, 2005 at 6:30 p.m.

III. MINUTES OF PREVIOUS MEETINGS

A motion was made by Kurt Clason, seconded by Judy Carll and unanimously carried to approve the minutes for the meeting held April 20, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø **Matt Brooker - West Hill II Amendment**

Matt Brooker met with the Board regarding the West Hill II Amendment. The applicant is dividing Lot 1 into Lot 1A and Lot 1B. Mr. Brooker presented a letter from Chief Birkemose stating that the pond at Ashley Way would be an acceptable fire protection source with the installation of a dry hydrant stand pipe.

Kurt Clason made a motion to accept the plan as drawn, Third Amended Subdivision Plan of West Hill II. The motion was seconded by Roland Denby and unanimously carried.

Ø **Ed Benway - Oakwood Ridge Final Subdivision Plan**

Ed Benway presented the final plan for the Oakwood Ridge subdivision. The final plan was changed to include the 50' wide right of way and the two cisterns as approved by the Fire Chief. After discussion, a motion was made by Kurt Clason to approve the Oakwood Ridge subdivision as provided April 2005. In addition, the Avery Road covenants and the agreement with the Town Selectmen stipulating that Avery Road is a private road must be recorded with the subdivision. The motion was seconded by Roland Denby and unanimously carried.

VI. COMMUNICATION

Ø **Letter to Patti Berry from Natalie Burns, Jensen, Baird, Gardner & Henry, dated 4-20-05 regarding cluster subdivisions**

VII. MISCELLANEOUS

Sue Dunlap stated that she has received many phone calls from abutters regarding the new middle school site and the possible cutting of the buffer strip. After discussion, it was agreed that a letter be sent to the Selectmen raising these concerns.

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Everett Whitten, seconded by Judy Carll and unanimously carried to adjourn the meeting at 9:35 p.m.

Approved Date: _____

