

# TOWN OF WATERBORO PLANNING BOARD

*Meeting Minutes  
August 3, 2005  
7:30 p.m.*

## I. ROLL CALL

Board Members Present: David Benton                      Judy Carll                      Roland Denby  
Susan Dunlap    Tim Nelson                      Everett

Whitten

Others Present: Robert Barden                                      Lisa Barden                      John  
McCaw

Jennifer Roberts                                      Tina Smith

Jonathan Raymond

## II. PUBLIC HEARING - 7:30 P.M.

### Ossipee Hill Terrace

Sue Dunlap called the public hearing to order at 7:38 p.m.

Lisa Barden stated that they are planning to develop three duplex units on the 12.27 acre parcel. All of the units will be positioned before the brook; the balance of the acreage will not be developed. The road will be placed all the way to the far right side of the property; buildings will be situated on the left. Each unit will have two or three bedrooms and its own driveway. The road will be 550' and end in a hammer head turn.

Jennifer Roberts expressed her concerns regarding her mother's house (Cibelli-McNeil) which is currently under construction. The well for units 5 and 6 is less than 100' from their proposed leach field. The placement of their well has not yet been determined.

John McCaw asked about the use of the woods road. He does not currently have a right a way over this property, but would like to.

Sue Dunlap explained that the Board just returned from a site walk of this property. The following list of concerns will be forwarded to the developer

- Ø Unit 1/2  
Setback from the pond
- Ø Unit 3/4  
Setback from the wetland; measured 8' on the back and 0' on the

- Ø front  
Unit 5/6  
Distance from well to Cibelli-McNeil septic and well  
Building side setback of 35
- Ø Location of septic from the road  
Measured 8'
- Ø Road width of 18'  
Sebago Technics to engineer how much to fill  
4,300 square feet that DEP allows to be filled
- Ø Impact on neighboring properties of filling in pond

Sue Dunlap closed the public hearing at 8:25 p.m.

### **III. APPOINTMENTS**

- Ø **Ossipee Hill Terrace - Map 4, Lot 12A**  
**Robert & Lisa Barden**

### **IV. MINUTES OF PREVIOUS MEETINGS**

A motion was made by Tim Nelson to approve the minutes for the meeting held July 20, 2005. A motion was seconded by Everett Whitten and unanimously carried.

### **V. REPORT OF OFFICERS**

### **VI. OLD BUSINESS**

### **VII. COMMUNICATION**

A memo from the Selectman was reviewed that requested a Zoning change. Owners of Tax Map 8 Lot 6, Lot 7A and Lot 7B are requesting a change from Agricultural to Village zone. After discussion, the Board decided to hold a Public Hearing to discuss a possible zone change to the General Purpose District. The area along Route 5 between the Center Waterboro Village District and the East Waterboro Village District will be discussed.

### **VIII. MISCELLANEOUS**

### **IX. NEW BUSINESS**

### **X. ADJOURNMENT**

At 8:45 p.m., Tim Nelson made a motion to adjourn the meeting. The motion was seconded by Everett Whitten and unanimously carried.