

# **TOWN OF WATERBORO PLANNING BOARD**

*AGENDA  
November 2, 2005  
7:30 p.m.*

## **I. ROLL CALL**

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

Others Present:             Mark Noonan             Matt MacGown             William Welch  
   Katherine Joyce             John Swan  
   Jonathan Raymond  
   Patti Berry             Tina Smith

## **II. APPOINTMENTS**

Susan Dunlap, Chair, called the meeting to order at 7:30 p.m.

- Ø                     Setback reduction  
   Mark & Elaine Noonan, Map 45, Lot 1421

Matt MacGown addressed the board regarding a setback reduction for Map 45, Lot 1421. The property is located on Crescent Drive in Lake Arrowhead. The lot is 18,000 square feet and located in the VR Zone. The Planning Board has authority to hear this under Section 2.08 of the Zoning Ordinance because the lot is under the minimum lot size of 20,000 square feet required in the VR Zone. The applicant is requesting a setback reduction from the road to 25'; the ordinance requires 40'. The applicant is able to meet all other setbacks, including 100' from the water.

The Board reviewed information provided by the Code Enforcement Officer and the plan provided by the applicant and noted that the septic system was not shown on the plan. It does not appear that the septic system can be placed in the allotted space between the structure and the road and meet the required setbacks from the road and the building.

A letter from an abutter, Lou Ryzman, was reviewed by the Board. Mr. Ryzman is opposed to a setback reduction for this lot and viewed it as a 'violation of current building codes.' The Board noted that it is a lot owner's right to request a setback reduction and that granting a setback reduction is not a violation of the building code. Mr. Ryzman also has some questions about the Lake Arrowhead regulations. The Planning Board does not enforce any of the Lake Arrowhead restrictions.

After discussion, Tim Nelson made a motion that the applicant have a boundary survey done to include placing the home and septic system on the lot. The applicant is to present this information for Planning Board review at another meeting. The motion was seconded by Everett Whitten and unanimously carried.

- Ø Relocate existing building within Shoreland Zone  
Anthony & Kathleen Manfredi, Map 38, Lots 38 and 39

Mr. William Welch addressed the board regarding the relocation of an existing building. Anthony and Kathleen Manfred, Map 38 Lots 38 and 39, would like to move their 26'6" x 35' home with attached deck. Their property along West Shore Road has been affected by excavation of the road. They are requesting to move the camp from its partial foundation and place it on a full foundation on the portion of their property that has been lowered by this excavation. After discussion and review of information provided by the Code Enforcement Officer, Everett Whitten made a motion that the Planning Board approve the request to relocate the existing building with the stipulation that the applicant provide a survey showing that the relocated building is no closer to the water than the existing structure. The motion was seconded by Judy Carll and unanimously carried.

- Ø Preliminary Plan - Bernard Heights East/Bernard Heights West  
Les Bois Carthage, Map 11, Lots 66T and 67T  
Map 14, Lots 43T, 44T and 45T; Map 17, Lot 4'

Katherine Joyce (Perkins Thompson Hinckley & Keddy) and John Swan (Owen Haskell, Inc.) addressed the board regarding the Bernard Heights subdivision. This is a 39 lot subdivision of 2,200 acres. The Board reviewed comments submitted by SMRPC and the Code Enforcement Officer. The following issues were noted:

- The plans were drawn at 1" = 400' (required 1" = 60') because of the size of the project. At this scale, the details on the plan were difficult to read. The Board requested that the scale be changed to 1" = 200'.
- List of abutters is incomplete. The zoning of the property is not shown.
- The status of all of the roads needs to be determined. The Board noted that Section 2.06 of the Zoning Ordinance states that "all lots shall abut upon an existing road which meets all municipal and other applicable governmental regulations or

standards, or, if landlocked, shall have a legally recorded access right-of-way, of no less than 50' in width to a public or private road." The applicant stated that it was their intention to make sure that all lots have a deeded 50' wide access to get to an existing accepted road. Their proposal is to not make any improvement to the roads. A homeowners association would need to be formed for road maintenance.

- The applicant stated that they plan to submit the project for DEP review.
- The applicant stated that the lots are to be marketed as recreational and timber lots. The Board noted that each of these 39 lots is a potential subdivision.
- The possibility of donating land to the town or a recreational easement was discussed. The applicant stated that they have had a meeting with the snowmobile club and are interested in creating a recreational easement.
- The effect on wild life needs to be addressed.
- Traffic issues need to be addressed.
- The applicant's request for waivers was reviewed by the board:
  - Item 12 - Connection with water supply - Not an issue
  - Item 13 - Connection with sewer - Not an issue
  - Items 14, 15, 19, 20, 21, 22, 23, 24 and 26 will depend on the status of the road and consultation with professional to determine the feasibility of hydro and geo tech studies.

A site walk will be held on Saturday, December 3, 2005. Everyone is to meet at the Town Hall at 9 a.m.

A workshop will be held on Tuesday, December 6, 2005, at 7:30 p.m. to discuss this project with a representative from another engineering firm (Sevee & Maher or DeLuca Hoffman).

### **III. MINUTES OF PREVIOUS MEETINGS**

A motion was made by Judy Carll to accept the minutes for the meeting held October 19, 2005. The motion was seconded by Everett Whitten and unanimously carried.

### **IV. REPORT OF OFFICERS**

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

Winslow Meadows - Peer Review  
Sevee & Maher Engineers, Inc.

### **VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

A motion was made by Tim Nelson to adjourn the meeting at 9:25 p.m. The motion was seconded by Roland Denby and unanimously carried.

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

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