

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

August 6, 2008

7:30 p.m.

I. ROLL CALL

Board Members

Present:	Judy Carll	Kurt Clason	Susan Dunlap
	Teresa Lowell		

Absent:	David Benton	Roland Denby	Tim Nelson
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Others Present:	Robert Bergeron	Peter Semenchuk	Carl Goodwin
	Dustin Holden	Susan Masiello	Other abutters
	Gary Shelton	Steve Everett	Patti Berry
	Tom Ursia	Tina Smith	David Lowe

Sue Dunlap, chair, called the meeting to order at 7:30 P.M. (Sue added that she will vote if another Planning Board members does not attend.)

II. APPOINTMENTS

➤ ***Robert Bergeron***
1380 Sokokis Trail, Map 16, Lot 7B
Setback Reduction

Robert Bergeron addressed the board regarding an after the fact setback reduction. Applicant provided proof that abutters were notified of the meeting. Mr. Bergeron explained that he bought the property at 1380 Sokokis Trail last year. There was originally a trailer on the property and it was removed and replaced with a modular. When the modular was placed, the applicant thought he was 35' from the property line. Middle Branch conducted the mortgage survey and found the modular to be 29' from the property line. The Board reviewed a letter from Patti Berry stating that the lot was non conforming (.94 acres) and located in the AR zone.

Susan Dunlap made a motion to reduce the sideyard setback to 28', noting that it was an improvement from the original non-conforming structure; all other setbacks are to be met. The motion was seconded by Teresa Lowell and unanimously carried.

➤ ***Peter Semenchuk (Carl Goodwin)***
40 Courtney Lane, Map 33, Lot 34
Setback Reduction

Carl Goodwin addressed the board regarding an addition to the property at 40 Courtney Lane. The applicant proposed to add a porch which will bring the structure 4' closer to the frontyard setback. The existing structure is 20' from the front property line. The applicant will change the pitch of the addition to move the water and minimize runoff. A site walk was previously conducted by the board.

Kurt Clason made a motion to approve the setback reduction with the following stipulations:

- The porch is to be constructed with a minimum setback of 16' from the front property line
 - The porch may be expanded 4' 4"; measurement to include drip edge
 - Erosion control measures to be followed as directed by the Code Enforcement Officer
- The motion was seconded by Teresa Lowell and passed 4-0.

➤ ***Dustin Holden***
609 Ross Corner Road, Map 47, Lot 134
Setback Reduction

Dustin Holden addressed the board regarding a setback reduction to construct a garage. He stated that he bought the abutting parcel and had a survey which included both parcels.

Kurt Clason said during the site walk the frontyard setbacks for other houses in the neighborhood were measured. This setback reduction would not be much different than the other homes in the area. The character of the neighborhood is not being changed by a setback reduction.

Kurt Clason made a motion to approve the setback reduction with the following stipulations:

- The garage to be constructed with a minimum setback of 30' from the front property line, 10' from the side property line; measured from the drip edge of the building
- The foundation for the garage is to be 24' x 24'
- Erosion control measures to be followed as directed by the Code Enforcement Officer

Abutters questioned the amount of reduction being granted, saying that it exceeded 15%. Board members answered that this is a non-conforming lot of record and a setback reduction is being granted. This is not a variance. The Zoning Board of Appeals uses the 15% guideline.

III. MINUTES OF PREVIOUS MEETINGS

There was not a quorum of members present to approve previous minutes.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

- *Gary Shelton*
16 Betty Lane, Map 32, Lot 1-8
Setback Reduction

Steve Everett addressed the board regarding the setback reduction in order to build a garage. The board reviewed the plan showing the new proposed location of the garage and the existing septic system.

Kurt Clason made a motion to approve the setback reduction with the following stipulations:

- The frontyard setback from West Shore Road for the existing structure reduced to 48'
- The frontyard setback from Betty Lane for the proposed 26' x 36' garage reduced to 45'
- All other setbacks to be maintained; measurements from drip line of building

The motion was seconded by Judi Carll and passed unanimously.

VI. COMMUNICATION

VII. MISCELLANEOUS

Tom Ursia updated the board

- Rural Road Initiative, Selectmen are planning to schedule a special town meeting to vote on the bond of \$150,000 plus contingency; less than one mile of West Road will be repaired
- Sebago Technical is working on the Shoreland Zoning updates and layering of maps
- GIS money approved at town meeting; will be 9.3 version; training to be scheduled
- Frank Oliva, architect for the Library project, will give an informational presentation at the next meeting of the Planning Board
- Les Bois Carthage may be coming back within the next 100 days; asked the board how they would like to approach; Board members suggested an informal workshop to gather ideas
- Comprehensive plan, working on the regional fiscal capacity; will meet the state September 12th

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 8:50 p.m., Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Teresa Lowell and passed unanimously.

Approved Date: 9/3/08

Manikpur

These houses

1. Robert Carroll

