

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES ***December 3, 2008***

I. ROLL CALL

Board Members

Present: David Benton Judy Carll
Susan Dunlap Teresa Lowell

Absent: Kurt Clason Roland Denby Tim Nelson

Others Present: Eric Herrle Michelle Fournier Julie Bayley
Sandra Binette Leo Binette Dwayne Woodsome
Jon Gale Tammy Jo Girard Tom Ursia
Patti Berry Tina Smith David Lowe

7:30 p.m. Public Hearing ***Expansion of Village Zone to include*** ***Map28 - Lots 3, 4, 5, 10, 31, 33, 33A, 35, 38 and 39***

Susan Dunlap, Chair, called the public hearing to order at 7:35 p.m. Sandy Binette addressed the Board regarding a zone change request. The applicant is proposing to expand the village zone to include Map 28, Lots 3, 4, 5, 10, 31, 33, 33A, 35, 38 and 39. This zone change would affect minimum lots sizes and uses.

Sue Dunlap questioned why the lots presented at this public hearing are different from those presented to the Selectmen. Teresa Lowell explained that the original request was reviewed by the board and the applicant at the previous meeting and it was decided to go forward with these lots. Sue Dunlap stated that when a citizen's request comes from the Board of Selectmen, it should not be changed before the public hearing. The applicant stated that they prefer to include the lots owned by Sunnyside Cottages.

After discussion, it was decided that the applicant will amend their information to the Board of Selectmen. The Planning Board will then conduct another public hearing to review the zone change request.

The public hearing was closed at 8:32 p.m.

Sue Dunlap called the meeting to order and made a motion to conduct a public hearing January 7, 2009, at 7:30 p.m., based on revised information to be submitted by the applicant to the Board of Selectmen. The motion was seconded by David Benton and carried unanimously.

II. APPOINTMENTS

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

*Site Plan Review – Lake Arrowhead Realty Group
Map 21 Lot 22 – 1579 Goodwins Mills Road
Julie Bayley, Michelle Fournier*

Julie Bayley addressed the board questioning the status of the site plan application for Lake Arrowhead Realty Group. Sue Dunlap explained that it is still an open site plan application. It is considered complete but does not meet all of the zoning requirements. The board cannot act on the site plan until the parking and green belt requirements are brought into conformance.

Ms. Bayley asked if the lot is grandfathered. Sue Dunlap responded that it is a nonconforming lot of record; the lot is grandfathered; the structure is grandfathered; the use is not grandfathered. She added that the only thing we can discuss is the site plan application before us. The application does not meet the zoning requirements; it was the recommendation of the town attorney that the Planning Board table the application until it meets the requirements. The applicant must meet with the Zoning Board of Appeals to request a variance.

Julie Bayley stated that Tom Ursia told her after the site walk, the Planning Board could accept, accept with conditions, or deny the application. Sue Dunlap stated that the Planning Board has the right to table the application.

Sue Dunlap made a motion to table the site plan application for Lake Arrowhead Realty Group until the application meets the zoning requirements. The motion was seconded by Judy Carll and carried unanimously.

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Teresa Lowell made a motion to adjourn the meeting at 9:05 p.m. The motion was seconded by Judy Carll and carried unanimously.

Approved Date: 3/4/09
Juan Dunlap

Teresa Howell

Judith Carr

David R. Benton Jr