

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES
February 4, 2009
7:30 p.m.

PUBLIC HEARING

**Expansion of Village Zone to include
Map 28 - Lots 3, 4, 5, 6, 9, 10, 11, 17A, 31, 33,
33A, 35, 38 and 39**

I. ROLL CALL

Board Members

Present: David Benton Judy Carll
 Kurt Clason Teresa Lowell

Absent: Roland Denby Susan Dunlap Tim Nelson

Others Present: Sandra Binette Leo Binette Mark Dodge
 Scott Dube Normand Paquette Carmen Paquette
 Gary Moore Stu Lambert Priscilla Tobin
 Kevin Tobin Barbara Lamont Patti Berry
 Tom Ursia David Lowe Tina Smith

Kurt Clason, acting chair, called the public hearing to order at 7:32 p.m.

Sandi Binette addressed the Planning Board regarding an Application for Zoning Change submitted by the Binettes and Sunnyside Cottages. The Binettes request is for Map 28, Lots 3, 4, 5, 6, 33, 33A, 35, 38 and 39. The Sunnyside Cottage request includes Map 28, Lots 9, 10, 11, 17A and 31. The applicants are requesting a change to Village Zone from the existing Agricultural/Residential Zone. Kurt Clason explained that this change would involve both lot size and uses allowed. Kurt Clason read letters received from six abutters.

Gary Moore stated that he lives on Laughing Loon Lane. He added that this portion of Route 5 is narrow and busy with lots of pedestrians. A change to Village zoning would increase the density from 80,000 square feet to 20,000 square feet. Laughing Loon Lane is a narrow one lane private road. Extending the village zone down Laughing Loon Lane would increase traffic on this private road. He asked who will fix the road if damaged from overuse. This is a tranquil area and he doesn't want to change to a high density area. He is concerned that this will devalue properties in the area.

Barbara Lamont stated that she owns property on the lake. Their cottage was built by her grandfather in 1912. She asks why these proposals were joined together. Sandy Binette answered that when she told the Heacocks that they were going to the Planning Board seeking a zone change, they requested to be included.

Mark Dodge said that he and his family had sent letters to the Board. He feels that there are two separate issues before the board and doesn't think any of the Sunnyside property should come under the village designations. He feels that the Binettes have an appropriate case and it is unfortunate to tie their requested with Sunnyside. He is opposed to changing the lot size requirements.

Priscilla Tobin said that there are two different subjects being addressed. She expressed concern about Frank's intention of developing the other side of Laughing Loon Lane. She also is concerned about overpopulation of the lake, soil erosion and increased boat traffic.

Board members expressed their concern about change without real vision for the area.

Sandi Binette read a portion of the comprehensive plan regarding 'Villages and Areas'. The plan stated that 'Waterboro Center is the civic and cultural hub of the community...The Center is also a place for seasonal businesses such as restaurants and food stores, gift shops, sporting goods stores, and craft shops...The village will be easily walkable with safe intersections and new landscaping.'

The board members discussed each lot noting its location relative to Ossipee Lake and Sokokis Trail. The board defined the zone by looking at natural borders (those lots abutting Route 5 and south of Laughing Loon Lane) and denied any lots meeting those conditions that abutted water. Consideration was also given to all uses that would be permitted and conditional in the Village Zone. Based on these facts and the comments received from abutters, Teresa Lowell made a motion that the Board recommend to the Board of Selectmen as follows:

To **approve** the change to village zone for the following lots:
Map 28 Lots 3, 4, 31, 33, 33A, 35, 38 and 29

To **deny** the change to village zone for the following lots:
Map 28 Lots 5, 6, 9, 10, 11, 17A

The motion was seconded by David Benton and carried 4-0.

Planning Board meeting to continue at Town Hall Annex upon completion of Public Hearing

II. APPOINTMENTS

*275 West Shore Road
Map 37, Lot 21
Normand & Carmen Paquette*

Normand Paquette addressed the board regarding proposed changes to his cottage at 275 West Shore Road. The Board agreed to schedule a site walk in order to determine the greatest practical extent to move the building. The site walk was scheduled for Wednesday, February 11, 2009 at 5 p.m. The board asked the applicant to stake the lot lines, septic location and location of proposed structure.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 8:55 p.m. Teresa Lowell made a motion to continue the meeting to Wednesday, February 11, 2009, at 5 p.m. at the Paquette site. The motion was seconded by Judi Carll and passed unanimously.

AGENDA February 11, 2009

- *5:00 p.m. Site Walk*
*275 West Shore Road
Map 37, Lot 21
Normand & Carmen Paquette*

Judi Carll, Kurt Clason and Teresa Lowell looked at the current site and discussed how far back the structure could be moved. It was agreed that the building could not be moved

outside of the 100' setback due to the new septic system. Obviously the owner would like to keep it where it is, since moving it would be more expensive than just jacking it up. The biggest concern was how close it currently is to the water and the new roof structure would still be putting half the water towards the lake. Board members left at 5:18 p.m.

Approved Date: 3-18-09

Teresa Howell

Joseph Carr

[Signature]

Dr. Brian Sp.
