

# Waterboro Planning Board

## Minutes

**March 19, 2014 – 7 PM**

**Roll Call:** Chairman Tim Neill, Andy Cote, Judi Carll, Dwayne Prescott, Kurt Clauson and Frank Allen, members. And, Code Enforcement Officer, Mark Mitchell. Guests: George Harnois, Bob Toothaker and a neighbor.

### **Appointments:**

George Harnois, 222 East Shore Rd. applying for a Conditional Use Permit for a setback reduction for an addition to his existing home. (Tax Map 35, Lot 13) Mr. Harnois presented and reviewed his sketch of the property, with the changes to be made to it. The small cottage will be removed, so that square footage plus 30% and 30% of the existing house will equal the new addition. Mr. Harnois also presented a copy of the 1929 subdivision plan for that area. Discussion in regards to paper streets, which was decided not to be an issue. Discussion as to whether the property needed to be surveyed and it was decided it didn't as the addition was basically squaring off the building. It was noted that the addition would have a deck towards the water, but it would not go closer to the lake than the existing deck. Mr. Harnois was asked to provide a new sketch showing the proposed project upon completion (without the small cottage, etc), showing side yard setbacks. A site walk was scheduled for April 2<sup>nd</sup>. at 6 PM. The Board also needs a copy of the application.

CEO Mark stated that this request was in violation of the setback requirements and also noted that this was the second setback Conditional Use applied for on the property.

**Minutes of Previous Meetings:** Frank amended the March 5<sup>th</sup> minutes to include within the General Discussion for the Little Ossipee Lake Campground, that Tom invite Sel. Dennis Abbott to attend the informational meeting due to Dennis' knowledge of the campground. Dwayne seconded. Judi made the motion to accept the minutes with the amendment. Dwayne seconded. Voted, passed.

**Communications:** E-mail received from Town Planner Tom Ursia

### **Report of Officers**

### Old Business

- Cisterns: Tabled – report will be given at April 2<sup>nd</sup>. regular meeting.
- Site Plan Review Ordinance: Tabled – to be discussed with Atty. Burns at April 16<sup>th</sup>. workshop meeting.
- Status report on hiring of new Planning Board Secretary: Tabled – report will be given at April 2<sup>nd</sup>. regular meeting.

### New Business

- Action items from the CEO and Town Planner: Tabled – to be discussed with Atty. Burns at April 16<sup>th</sup>. workshop meeting.

**General Discussion:** In regards to the joint meeting with Board of Selectmen, Road Review and Planning Board held on March 18<sup>th</sup>. to discuss a proposed Driveway Ordinance. Andy will write up a draft and asked Frank to provide him with the wording he would like to see incorporated into the ordinance in regards to waivers having documentation, including knowing the reason why it is being requested, which will be created thru policies and procedures, including timelines; and also that a fee be charged for them.

**Adjournment:** Frank made the motion to adjourn at approximately 7:40 PM. Kurt seconded. Voted, passed.

### Upcoming Meetings:

**April 2<sup>nd</sup>:** 6PM – Site Walk 222 East Shore Road, East Waterboro for setback reduction.

7 PM – Regular Meeting

**April 16<sup>th</sup>:** 6 PM – Workshop with Atty. Natalie Burns

7 PM – Regular Meeting

Respectfully submitted,

Dianne Holden

Town Committee Secretary

Approved: April 2, 2014