

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

October 1, 2014

7:00 p.m.

I. ROLL CALL

Board Members

Present: Tim Neill Andy Cote Judy Carll Dwayne Prescott
 Frank Allen Kurt Clason

Absent:

Others Present: Patty Martel Bill Murdoch John & Donna Martel
 Ray Sylvestre Brian Boucher Carol & Steve Caron
 Ted & Patty Foden David Lowe Tammy Bellman

The meeting was called to order at 7:02 p.m. by Tim Neill, Chair.

II. APPOINTMENTS

➤ ***Setback reduction request by Stephen Caron, Map 32 Lot 63, 30 Galli Lane.*** Site walk was on Saturday, September 27, 2014 at 10AM. The Planning Board asked questions regarding the request. The information regarding the location of the septic system will be considered as part of the building permit. Kurt Clason made the motion to accept the proposal as written. Frank Allen seconded the motion. Vote passed 5-0.

➤ ***Setback Reduction – John and Donna Martel Map 40 Lot 3 – 78 Hush Puppies Road.*** Patty Martel gave an overview of the proposal before the Planning Board for the building of a two car garage attached to the current residence. The Planning Board asked questions and determined that the 4 foot setback on the left hand corner was too close to the property line to be considered. The Planning Board provided the Martel's with the following options:

1. Redesign the building envelope to fit with a 10 foot front setback - or
2. Purchase Lot 4 – or
3. Apply to the Zoning Board of Appeals

The Martel's were also told that the fee would be waived if they return to the Planning Board.

➤ ***Relocation – William Murdoch Map 36 Lot 22 – 20 Penny Circle*** William Murdoch gave an overview of the proposed building request. It will have the same size foot-print. He would like to put a foundation under the existing camp. Planning Board concerned that the corner of the proposed deck will be closer to the water. The original request was larger than the request provided to the Planning Board meeting. The Building Permit application should read revision rather than amendment.

Andy Cote made the motion to approve the request with the following Conditions of Approval: the foundation is approved as written and the corner of the deck will not be built any closer to the lake than the closest corner of the house. Frank Allen seconded the motion. Vote. 5-0 Passed.

- **Informational – Ray Sylvestre – Wilderness Campsites/Camping Map 5 Lot 25** Ray Sylvestre gave an overview of the potential proposal for the land on Map 5 Lot 25. No cable, no electric, 40-60 sites – rough sites, hand pump well, port-a-potties, dug well, septic would have a holding tank for campers if necessary, no year round sites, main road with pockets for the sites, three seasons – ATV, hunting and fishing – no spring activity due to snow melt. Frank Allen stated that the State of Maine has strict requirements for wilderness camping. Kurt Clason would like to see the guidelines as provided from Vermont. Frank Allen reminded Ray Sylvestre that Bennett Road is an abandoned road. Andy Cote would like to know if Mr. Sylvestre goes through the State can the Town of Waterboro waiver motorized vehicles? Planning Board is concerned with the following:
1. Dug well maybe an issue
 2. EMS getting to outreach areas of the property with no roads – negotiate with the Fire Chief for training to EMS personnel to meet State Requirements
 3. Planning Board would need waiver(s) from the campground ordinance
 4. Will need permit from the State

Frank Allen suggested that Ray Sylvestre come back once he hears from the State and obtains the fire requirements. Andy Cote reiterated that even though he might receive State approval it does not dictate that the will receive town approval. This was an informational appointment only. It does not constitute the beginning of an application.

III. MINUTES OF PREVIOUS MEETINGS

- Kurt Clason made a motion to approve the minutes as written for the meeting held September 17, 2014. The motion was seconded by Dwayne Prescott and carried 5-0.

IV. REPORT OF OFFICERS

None.

V. OLD BUSINESS

- **Change of Zone Request Form** – needs to go to a Public Hearing per the Board of Selectmen. The Planning Board asked Tammy Bellman to contact MMA for a determination on a separate table of fees instead of updating the ordinance when a fee change is approved.
- **Zoning Ordinance Amendment Section 2.08** – the Board of Selectmen are having their Public Hearing on the Zoning Ordinance Change Request to Section 2.08 on October 14, 2014 at 6pm.

VI. Communication

- Tammy Bellman to contact the Road Review Committee for a joint meeting with the Planning Board regarding the Driveway Ordinance Proposal. The Road Review Committee meets the second Wednesday of each month.

VII. Miscellaneous

- None

VIII. New Business

- None.

IX. ADJOURNMENT

At 8:17 p.m. Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Frank Allen and carried unanimously.

Approved Date: _____

