

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING APRIL 25, 1991

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:50 P.M.

I ROLLCALL: Present were Roland Denby, Dwayne Woodsome, Judi Carll, and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Memo from CEO Re: Setting Benchmark
2. Memo from Registry of Deeds Re: Fee Increase
3. Letter from K Lovell Re: Proposed Zoning Changes
4. Notice of Intent to File from SRCC
5. Letters cc: To Planning Board
6. Letter form Surveyor Re: James Buraby New Arbor Estates
7. Invoice from Emery Garrett Groundwater

IV REPORT OF OFFICERS:

V APPOINTMENTS:

- 7:30 P.M. May Thibault
- 8:00 P.M. White Brothers

Remainder of meeting set aside for Planning

7:30 P.M. MAY THIBAUT MAP 31 LOT 17 ZONE AR

Dwayne Morin explained that a **Stop Work Order** was issued to Mr. Thibault because the dimensions of the house on the tax card did not agree with the plot plan submitted by Mr. Thibault. Since this lot is in the Shoreland Zone and expansions of more than 30% are not allowed, this controversy spurred on the **Stop Work Order**.

After reviewing a video tape of the house and lot, it was evident that the tax card was in error and the "porch" in question does exist.

Roland Denby moved to **Lift the Stop Work Order** and allow the 7' x 20' addition to be constructed. Judi Carll seconded the motion. Vote was 3-0 in favor.

8:00 P.M. WHITE BROTHERS

White Brothers, Inc. would like to take over the conditional use obtained by John Foley to extract 4.9 acres of gravel located on Glenn Dyer's lot off Silas Brown Road. At the last meeting, Mike White of White Brother's Inc. had agreed to all of the conditions placed on Mr. Foley with the exception of two.

These two being:

1. Mr. White would like to have the acceleration lane eliminated; and
2. He would like permission to haul over the road during Winter Roads Posting Time.

John Roberts read to the Board the Road Review Committee's recommendation that the acceleration lane should still be required and that the posting of roads be at the discretion of the Road Commissioner and the Board of Selectmen.

Mr. White explained that these up front costs will be approximately \$22,000 and this cost is punitive. Mr. White stated that he would like to start the project and if the Town feels that the operation is unsafe then he would put the acceleration lane in.

John Roberts mentioned that every project has up front costs and he did not think \$22,000 was unreasonable.

Mr. White asked for a 10 minute recess, Mr. White agreed to all the conditions placed on the original Extraction permit. He also stated that he would like to Post a Bond on an annual basis with a review of the Bond performed on an annual basis.

Dwayne Woodsome moved to grant White Brothers approval to take over the Foley Conditional Use for Gravel Extraction on the Dyer lot off Silas Brown Road as per previous approvals, conditions and Bond placed on the original permit.

As long as Bond is posted and acceleration lane present, White Brothers may pass over the Silas Brown Road when posted during Spring time as per Road Commissioner's approval.

Judi Carll seconded the motion. Vote was 3-0 in favor.

PLANNING SESSION

The Planning Board discussed how to proceed on updating the zoning ordinance. discussions held on number of zones and location of zone boundaries.

Next Planning Session will be to place zone boundaries on a working map of the Town.

VI NEW BUSINESS:

VII OLD BUSINESS:

VIII ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 10:45 P.M.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Robert E. Deuby
Judith Corell
ASds