

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD OCTOBER 9, 1991

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Info from SMRPC Re: Shoreland Zoning Workshop
2. DEP Shoreland Zoning News
3. Letter from Margaret Barbaro
4. Letter to Drown Agency Re: Woodland Heights
5. Info from ZBA Re: Whittier Appeal
6. Newsletter from JBG&H
7. Intent to File from SRCC

WOODLAND HEIGHTS - Dwayne Morin explained the situation to the Board members present.

Roland Denby moved to turn down extension therefore voided the Woodland Heights Final Subdivision Approval under Section 7.1.5 of Waterboro Subdivision Regulations. Cindy Allen seconded the motion. Vote was 4-0-0 in favor of the motion.

Margaret Barbaro: Dwayne Morin to check with Karen Lovell to see how Ms. Barbaro's request should be handled.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

- 8:00 P.M. Frank McLaughlin Map 14 Lot 40I Zone AR
8:30 P.M. Charles Santos Map 47 Lot 147 Zone AR
8:45 P.M. Dorothy Stetson White Map 14 Lot 40 Zone AR
9:00 P.M. Ivory, Regina Libby Map 14 Lot 40E Zone AR

8:00 P.M. FRANK MCLAUGHLIN MAP 14 LOTS 40I & 40M ZONE AR

Five Lot Sketch Plan Approval necessary for property located in the Starrett Pierce Illegal Subdivision. Sketch Checklist noted Subdivision needs a name - "Franklin Estates".

Roland Denby moved to accept Franklin Estates Sketch Plan. Dwayne Woodsome seconded the motion. Vote was 4-0-0 in

favor.

Public Hearing scheduled from October 24, 1991 at 7:00 P.M.
On Site Meeting October 15, 1991 at 5:00 P.M.

8:30 P.M. CHARLES SANTOS MAP 47 LOT 147 ZONE AR

Paul Tebbetts represented Mr. Santos. Proposal is smaller than previously approved request.
Roland Denby moved to re-approve Conditional Use Request.
Judi Carll seconded the motion. Vote was 4-0-0 in favor.

8:45 P.M. DOROTHY STETSON WHITE MAP 14 LOT 40 ZONE AR

Dwayne Morin representing Mrs. White. Mrs. White is requesting a one lot subdivision. Dwayne Woodsome moved to have a water study completed for Dorothy Stetson White's Subdivision. John Roberts seconded the motion. Vote was 1-3-0. Motion fails.

All Sketch Plan criteria has been met with following exceptions:

Add Building Setback lines
Add Owner Signature Line
Must Show Wetlands
Width of West Buxton Road - 3 Rods

Public Hearing to be held for November 21, 1991 at 7:00 P.M.

Roland Denby moved to accept Sketch Plan of Dorothy Pierce Stetson White. Judi Carll seconded the motion. Vote was 3-1-0 in favor.

Roland Denby moved to grant waiver request of items numbered 14, 18, 19, 21-24, and 26. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Roland Denby moved to request items #7, 8, and 9 to be placed as notes on Preliminary Plan, also #10 to use existing foundation or to fill existing foundation in. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

#7. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so

determined by the Town Planner which do not affect approval of the Planning Board prior to implementation.

#8. Before issuance of any Building Permits, Dorothy Pierce White or their representative must present the Planning Board with certification from Frank Emery that all monumentation depicted on the Dorothy Pierce White Final Subdivision Plan has been set.

#9. Any further division of this lot must receive Town of Waterboro Planning Board Approval.

#10. Existing foundation must be used or filled in.

Also Modify #1 Rear & Side Setbacks - 35 ft.
 Front Yard Setback - 75 ft.
 Building Height - 35 ft.
 Shoreland Setback - 100 ft.

9:00 P.M. LIBBY SUBDIVISION MAP 14 LOT 40E ZONE AR

Libby's requesting approval of Sketch Plan for a single lot subdivision. Checklist is complete.

Roland Denby moved to accept SKETCH Plan of Ivory, Regina & Mark Libby Subdivision. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Judi Carll moved to waive the following items numbered 14, 18, 19, 21-24 and all of 26 as per waiver request. Cindy Allen seconded the motion. Vote was 4-0-0 in favor.

Cindy Allen moved to add notes #1, and #7 to Preliminary Plan. Roland Denby seconded the motion. Vote was 4-0-0 in favor.

#1 Modify Rear & Side Setbacks - 35 ft.
 Front Yard Setback - 75 ft.
 Building Height - 35 ft.
 Shoreland Setback - 100 ft.

#7. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so determined by the Town Planner which do not affect approval of the Planning Board prior to implementation.

Notify abutters by certified mail of Public Hearing to be held on November 21, 1991 at 7:00 P.M. Site Walk scheduled for October 15, 1991 at 5:00 p.m. with the other lots in the Starret Pierce illegal subdivision.

It was moved and seconded to adjourn at 9:45 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer




