

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 9, 1994

Meeting Called To Order By Chairman, John Roberts at 7:25 p.m.

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

II MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved and Cindy Allen seconded a motion to accept January 27, 1994 minutes. Vote was 3-0-0 in favor.

III COMMUNICATION AND BILLS:

1. ZBA Minutes/Decision
2. Letter to John Skelton Re: Zoning Violation
3. Letter from BH2M
4. Letter Re: Maine Cranberry Project
5. Letter Re: Brookside Drive
6. Letter from CEO Re: Zoning Violation
7. Letter from Dianne Holden Re: Possible Zoning Change for Occupancy Permit
to be required when businesses change

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:15 PM Bill Speed New Arbor Estates Subdivision Revision
7:30 PM The Seven M's Subdivision by Gene & Sally Morin
8:30 PM Mr. Roland Nadeau Map 32 Lot 44

7:15 PM Bill Speed New Arbor Estates Revised Subdivision Plan

The Board has already approved the revised plan at a previous meeting. The plan is ready for the Board members signatures. All present signed the revised plan. All fees have been collected.

7:30 PM The Seven M's Subdivision

Gene and Sally Morin were before the Board in January. The Board informed the Morins that they could received Preliminary and Final Plan if everything was correct. Dwayne Morin informed the Board members that the check list is complete and the Morins have met the legal aspects of the subdivision ordinance.

Cindy Allen moved and Roland Denby seconded a motion to waive the contour intervals, hydrostudy, and soil and erosion control. Vote was 3/0/0 in favor.

The fees were collected and the plans were signed by those present.

Dwayne Morin discussed the proposed additions and changes in Zoning to be presented at the Annual Town Meeting in June. Those present agreed with Dwayne that due to the substantive changes with Shoreland, Home Occupation, Professional Businesses and Apartment Conversions it would be a good idea to review the Sign section and with proposed changes for next year.

Public Hearing for the proposed changes set for March 24, 1994 at 8:00 p.m.

Dwayne Woodsome asked about the shed located at JD's Package Store and how close it sat to the abutting property. Dwayne Morin told him Tim Nelson would be notified.

8:30 PM Roland Nadeau Map 32 Lot 44 AR Zone

Mr. Nadeau is requesting a 14' x 22' single story addition to existing cottage. The cottage has a foundation that is utilized as living space. The 30% rule comes into effect with this request. Also Mr. Nadeau would like to replace the roof with trusses utilizing a 5 inch pitch. Dwayne Morin went over the dimensions and the 30% and this request is valid.

Cindy Allen moved and Judi Carll seconded a motion to allow a 14' x 22' single story addition and allow the direction of the ridge line of the roof with bridge not to be over the existing. This would be a 28% expansion, allowed under Section 2.08, 4.02 and 7.01. Vote was 4/0/0 in favor.

VI: NEW BUSINESS:

1. Zoning Changes Re: Signs Public Hearings
2. Verbal Request from Brookside Zoning Change to disallow Group Homes
Request to be brought to the next meeting.
3. Laminator

Laminator

Dwayne Morin discussed with those present the need for a laminator to protect the subdivision maps that we currently have in the offices. Recently Dwayne checked the prices on a laminator and film and got a reasonable quote.

Would the Board approve the purchase from their account. The Planning Board account has sufficient funds to approve the purchase.

Cindy Allen moved and Judi Carll seconded a motion to expend funds to purchase a Laminator and Two rolls of film. Vote was 4/0/0 in favor.

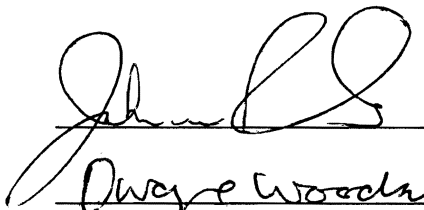
VII OLD BUSINESS:

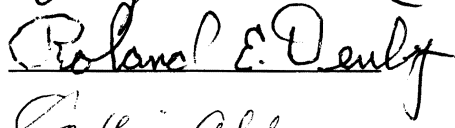
VIII ADJOURNMENT:

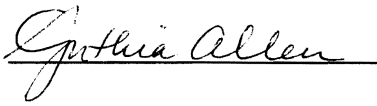
The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer



Dwayne Woodsome


Roland E. Denny


Cynthia Allen
