

# PLANNING BOARD

## Town of Waterboro

### REGULAR MEETING WATERBORO PLANNING BOARD APRIL 13, 1994

MEETING CALLED TO ORDER BY V. CHAIRMAN ROLAND DENBY AT 7:23 PM

**I ROLL CALL:** Present were Roland Denby, Cindy Allen, Jon Gale, Judy Carll, Dwayne Woodsome and Chairman John Roberts.

**II MINUTES OF PREVIOUS MEETINGS:**  
Cindy Allen moved and Jon Gale seconded a motion to accept March 24, 1994 Minutes as printed. Vote was 5-0-0 in favor.

**III COMMUNICATION AND BILLS:**

1. Memo from Finance Committee Re: Budget
2. Letter from Dwayne Morin to Pamela MacGray
3. Letter from CEO to Chris & Laurie Johnson Re: Zoning Violation
4. RTAC News
5. Request from Brookside Re: Zoning Changes

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:15 p.m. Philip Lord Map 58 Lot 3 Zone F & A Zone  
7:30 p.m. Bud Waycott Map 11 Lot 41 AR Zone  
7:45 p.m. Tim McCandless Map 37 Lot 11 AR Zone  
8:00 p.m. Mike Glaude Map 8 Lot 43A V Zone

**7:15 p.m. Philip Lord Map 58 Lot 3 Zone F & A**

Mr. Lord is requesting permission to install a separate drive for his lot. Currently Mr. Lord shares a drive entrance with abutting lot as per suggested drive locations on the Bassland Acres Subdivision. Currently the drive is 198 ft. deep and is entirely on neighbor's property. An addition 338 ft. to maintain to have access. Proposed new location of separate drive would only be 150 ft. Possibly Road Review Committee should inspect the proposed location for site distance.

Question posed as to changing subdivision plan. The driveway locations were suggested and with approval could be changes without other property owners signing off. Photos were shown and placed on file for new location.

Dwayne Woodsome moved and Cindy seconded a motion to turn the request over to the Road Review Committee, upon receipt of their opinion Mr. Philips would be placed under Old Business for the Board to render a decision. Vote was 4-0-0 in favor.

Questions regarding the restoration of the existing drive area. Mr. Lord intends to reclaim his property. If approved Mr. Lord would build the drive to Town Standards.

**7:30 p.m. Bud Waycott Map 11 Lot 41 AR Zone**

Mr. Waycott has divided his property by giving two parcels to his daughters and retaining ownership of one lot. Mr. Waycott has built a home on his lot, one of his daughters has sold a lot and the second daughter would now like to sell the final lot. This would constitute subdivision since the family exemption states ownership necessary for a five year period.

This property is free of any previous subdividing. A list of items needed on the plan prior to presentation of the Preliminary Plan. Dwayne Morin noted he would sit down with Mr. Waycott to assist him if needed.

Potential problem noted that the lot that is under contract only has 100 ft. on Deering Ridge Road the remaining 50 ft. is utilized for the third lot. Board asked if the drive location was for the 50 ft. right-of-way. Mr. Waycott informed the board that the existing drive is to remain private and a second entrance would be needed for the rear lot. The Board felt that the Road Review Committee should take a look at this entrance and the proposed entrance and requested a written recommendation.

A solution would be needed for the frontage requirement of lot now under contract.

**No Action Taken By the Board.**

**7:45 p.m. Timothy McCandless Map 37 Lot 11 AR Zone**

Mr. McCandless did not provide information in time to allow paper work to be processed. Mr. McCandless will be placed on the next meetings agenda.

**8:00 p.m. Map Mike Glaude Funtime Video Map 8 Lot 43A Village Zone**

Mr. Glaude is requesting permission to construct an addition of a home onto the existing structure currently known as Funtime Video A request to waive the topography lines was made. Checklist was used.

Cindy Allen moved and Jon Gale seconded a motion to waive #8 on topographic contour lines. Vote was 5-0-0 in favor.

Septic System update was noted on file for the proposed additional use.

Roland Denby moved and Cindy Allen seconded a motion to approve the Site Plan under III Section C. refer to Article #2 of the Site Plan Review Ordinance. Vote was 5-0-0 in favor.

**VI NEW BUSINESS:**

**VII OLD BUSINESS:**

1. Zoning Changes from Brookside Subdivision

Public Hearing to be scheduled for 7:00 p.m. prior to the next regular meeting.  
A legal opinion will be forthcoming from Karen on the proposed changes from the Brookside owners.

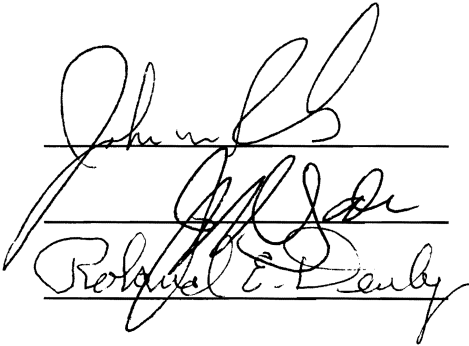

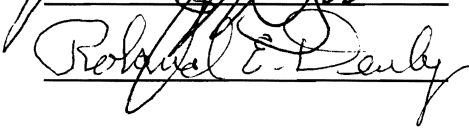
2. Proposed Changes for Public Hearing April 28th. Business Occupancy Permits, Apartment Conversions. Change of Use Permit in place of Business Occupancy. Board would like to have the right to waive the fee if the business use required Planning Board Approval.

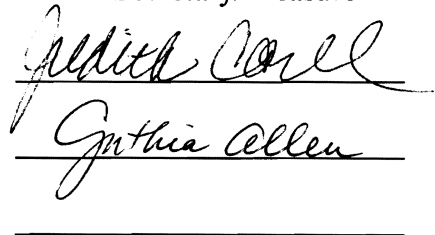
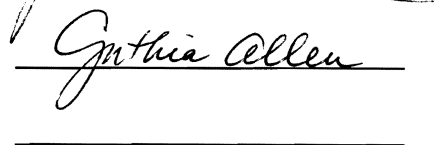
Memo to go out to all members regarding the legal opinions from Town Counsel and Zoning Changes.

**VIII ADJOURNMENT:**

Meeting adjourned at 9:20 p.m.

Respectfully submitted,  
Dwayne Woodsome  
Secretary/Treasurer

  
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