

# PLANNING BOARD

## Town of Waterboro

### REGULAR MEETING WATERBORO PLANNING BOARD AUGUST 25, 1994

Meeting called to order by Chairman, John Roberts at 7:06 p.m.

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

**II MINUTES OF PREVIOUS MEETINGS:** July 13, 1994 and August 10, 1994

**III COMMUNICATION AND BILLS:**

1. Letter from DEP Re: Waite Request to Move Deck
2. Letter from Smith & Elliott Re: Milk Room Request
3. Letter from Road Review Committee Re: Site Reviews

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:00 P.M. THOMAS BULLARD MAP 1 LOT 1 & 1A AR ZONE  
7:15 P.M. GERALD PETERS MAP 43 LOT 799 R ZONE  
7:30 P.M. PUBLIC HEARING  
MILK ROOM MAP 19 LOT 42 VILLAGE ZONE

**7:00 P.M. THOMAS BULLARD MAP 1 LOT 1 & 1A AR ZONE**

Mr. Bullard is requesting a Conditional Use Permit for a Private Airplane Runway Strip. The Zoning Ordinance was amended in 1993 to include this type of use. This parcel of land is located across from the Waterboro - Veterinary Clinic and is approximately 36 acres in size by tax records. The strip would be approximately 240 ft. from Route 202 at its closest point and would measure 100 ft. in width and 1,200 ft. in length. A survey has been presented by Mr. Bullard.

Mr. Bullard informed the Board members that he is currently a student pilot. The air strip would be limited to smaller planes. He is not going to store fuel on site. The property is near the Lyman Town line however does not abut the property.

Dwayne Morin recommended a Public Hearing due to the close proximity of the State Police Barracks and since this is the first request for this type use. Members asked if there were Federal Aviation Regulations for this project. Mr. Bullard did not know but stated he would comply with all required regulations.

Roland Denby moved and Cindy Allen seconded a motion to hold a Public Hearing on September 14, 1994 at 7:00 P.M. Vote was 5-0-0 in favor.

Board requested from Mr. Bullard tentative landing patterns for the Public Hearing. Dwayne Morin will contact F.A.A. and will also notify the State Police.

**7:15 P.M. GERALD PETERS MAP 43 LOT 799 R ZONE**

Mr. Peters is proposing construction of a 24' x 28' single story garage and in the near future would like to connect the garage to the house with a deck leading to a breezeway. Mr. Peters plans on building the garage first and within one year would like to continue with the remainder of the project. Would he have to come back before the Board?

A Building Permit is good for two years. If Mr. Peters finds that the project will exceed the time limit then he could renew the Building Permit prior to its expiration date without coming back before the Board for further approval.

Mr. Peters was asked if the structure including the eaves would meet the required setbacks? Mr. Peters informed the Board that Mr. Nelson has been to the lot and everything seems fine. Board stressed the importance of meeting the setback requirements. Mr. Peters decided that he would request permission for the garage with a deck attaching the breezeway and the garage.

Board questioned the status of the septic system in relation to the new structures. Tim Nelson will review as well as Steve Foglio prior to issuance of permits.

Judi Carll moved and Roland Denby seconded a motion to approve the request provided that all setbacks can be maintained. Vote was 5-0-1 in favor.

Roland Denby moved and Cindy Allen seconded a motion to approve 7/13/94 minutes with the following changes: Under Milk Room and James Peverill should read to be forwarded to the Road Review Committee for a recommendation. Vote was 5-0-1 in favor.

Discussion followed informing members that the changes made to July 13, 1994 minutes should have been to the 8/10/94 minutes.

Roland Denby moved and Cindy Allen seconded a motion to amend the previous motion to read August 10, 1994. Vote was 6-0-0 in favor.

Cindy Allen moved and Roland Denby seconded a motion to approve 7-13-94 minutes as written. Vote was 3-0-3 in favor.

**7:30 P.M. PUBLIC HEARING MILK ROOM MAP 19 LOT 42 V ZONE**

Prior to the start of the hearing, Dwayne Morin informed the Board that the Pelletiers had been informed of the legal opinion regarding the Conditional Use Request and have copies of all communication from the attorneys and are planning to request a variance from the Zoning Board of Appeals. Doug Foglio was present and asked why the Public Hearing wasn't canceled. It was explained that the Board did not know until Monday August 22, 1994 and felt that the project could still be reviewed. If the variance is granted the Pelletiers could then come back under Old Business and this would be in the best interest of time.

The Board members moved to the main hall within the office complex for the Public Hearing. The Milk Room request will be reviewed directly after the close of the Public Hearing to save Mr. Pelletier from climbing two flights of stairs