

# PLANNING BOARD

## Town of Waterboro

**REGULAR MEETING**

**OCTOBER 27, 1994**

Meeting was called to order at 7:20 p.m. by Chairman, John Roberts.

- I ROLL CALL:** Present were Roland Denby, Cindy Allen, Judi Carll, Everett Whitten and Chairman John Roberts.
- II MINUTES OF PREVIOUS MEETINGS:** October 12, 1994 Cindy Allen moved and Judi Carll seconded a motion to accept October 12, 1994 minutes as read. Vote was 4-0-0 in favor.
- III COMMUNICATION AND BILLS:**
1. Letter from Bill Speed
- IV REPORT OF OFFICERS:**
- V APPOINTMENTS:**

7:15 P.M.. LEIGH GOREN MAP 44 LOT 2251 R ZONE

### **LEIGH GOREN MAP 44 LOT 2251 R ZONE**

Tim Greateon was present acting for Mr. Goren. The proposed home can be constructed maintaining all required setbacks including decks, steps, bulkheads, eaves etc. with approximately 3 ft. to spare which if centered would allow 18 inches on each side of the home.

Roland Denby moved and Cindy Allen seconded a motion to approve Leigh Goren's application to construct a home on Lot #2251 in the Lake Arrowhead Subdivision utilizing all required setbacks. Vote was 4-0-0 in favor.

### **VI NEW BUSINESS:**

Dwayne Morin gave those present a list of items for review in 1994 - 1995 Fiscal Year. Dwayne explained areas and types of changes to be worked on. Hoping to make certain areas a little less restrictive. The Sign section of the ordinance may be a very large project and the Board might want to consider doing this at another time. Shoreland review from the state would require approximately 6 changes.

They were as follows:

# **PROPOSED PLANNING BOARD REVIEW FOR FY 1994-95**

## **ZONING ORDINANCE**

- Zoning District Boundaries
- Land Use Chart
- Definitions
- State amendments to Shoreland Zoning
- Fee Structure
- Conflict Provision
- Signs(?)

## **SUBDIVISION ORDINANCE**

- Distinguish between Major & Minor Subdivisions Hydrogeological review
- Change number of plans needed
- Accurate Checklist
- List of Standard Conditions
- Waiver Request Form
- Clause for Laminated Copy of Final Plan
- Fee Structure
- Change section 7.1.5 - Bonding of Improvements needed

## **SITE PLAN REVIEW**

## **OTHER**

- Standard Conditions for Conditional Use Permits

Roland Denby suggested reviewing the Town Roads and possibly coming up with a list that could be presented to future developers to assist them in naming their roads to allow for less confusion for Fire and Police Protection. Possibly to work with the Historical Committee for names of people in town of historical significance, etc. Roland also suggested stabilizing the names of existing Town Roads. Roland offered to do the research and save the Town to standardize the names of the roads. Dwayne Morin showed those present his list of roads that he has been compiling. All those present were in agreement with Roland's suggestions. Roland volunteered to write the letter to the Historical Committee and do the work and formulate suggestions.

Roland asked why the Planning Board members were not receiving the Maine Townsmen. Sharon or Dwayne to check into this.



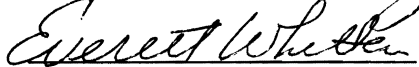
Most of the work on Subdivision Regulations, Site Plan Review, Checklists, etc. can be done through regular board meetings. Most of the work will be with the expansion of the Zoning Districts and the Land Use Chart.

**VII OLD BUSINESS:**

**VIII ADJOURNMENT:** It was moved and seconded to adjourn at 8:05 p.m.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
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