

PLANNING BOARD

Town of Waterboro

JANUARY 20, 1999
MINUTES
REGULAR MEETING

I ROLL CALL

Dwayne Woodsome called the meeting to order at 7:40 p.m. noting the attendance of Roland Denby, Everett Whitten and Susan Dunlap.

II APPOINTMENTS

7:30 DOUG FOGLIO JR. present for Suzanne J. Foglio - SITE PLAN REVIEW

Doug presented to the board a Sketch Plan for a 5 lot subdivision to be called "Justin Way". A letter requesting a waiver of the Hydro-study for the purpose of the project, letter attached. The road will contain a 50' R.O.W. accessing the back being #7. Lots are to be numbered 3 - 7. A request to waive the 600' R.O.W. was also requested.

Everett Whitten made a motion to grant the Hydro-study waiver under section 6.2.1-#26 in the Land Subdivision Regulations on Justin Way, a 5 Lot subdivision. Roland Denby seconds. The motion carries a unanimous vote in favor.

Susan Dunlap motion to waive the 600' R.O.W. under Section 9.3.1.6 in the Land Subdivision Regulations with R.O.W. not to exceed a length of 1500'. Everett Whitten seconds. Motion carries a unanimous vote in favor.

Everett Whitten made a motion to approve the Sketch Plan as presented. Roland Denby seconds. Motion carries a unanimous vote in favor.

8:15 KASPRZAK INC. PRELIMINARY PLAN FOR TOWNHOUSE WOODS PHASE II

Bob Georgitis presented to the planning board the Preliminary Plan for Townhouse Woods Phase II on the Townhouse/Buxton Road. The new plan consist of 22 lots versus the original 23 lots with 11 lots being located in a cul-de-sac with only 1 main road entrance/exit. Due to the size of the development a DEP application has been filed.

A conservation easement will be granted to the Town but not to be for Town use. This easement would prevent the owners from clear cutting, building and/or filling on the conservation portion of their land.

A waiver for the pier review of the Hydro-study has been requested. Due to the cost and need for a Hydro-study with DEP a third Hydro-study would deem unnecessary. A waiver for the centralized mail delivery has also been requested.

Everett Whitten made a motion to waive the Planning Boards pier review of the Hydro-study. Roland Denby seconds. Motion carries a unanimous vote in favor.

Bob was directed to the E. Waterboro Post Office for a letter stating that they would be willing and able to deliver to each individual residents versus a centralized mail unit. When letter is received the Planning Board will reviewed for a vote.

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III MINUTES OF THE PREVIOUS MEETINGS

Everett Whitten made a motion to accept the January 13 minutes subject to the fill-in of the additional waivers on Gold Mine Acres 8:30 appointment. Roland Denby Seconds. Motion carries a unanimous vote in favor 2-0-1 with Duane abstaining.

*LMM 2/19/99
omitted in
error*

IV NEW BUSINESS

V REPORT OF OFFICERS

VI OLD BUSINESS

The Conditional Use Permit for Judy Courtway was reviewed for clarification. The conditions currently read "No outside storing of any type of vehicle registered/unregistered is to be permitted". This would forbid any registered vehicle waiting for repair to be in the driveway.

Everett Whitten made a motion to reword that condition to read "No outside storage of any type including but not limited to unregistered vehicles." Roland Denby seconds. Motion carries a unanimous vote in favor.

VII COMMUNICATION

Pine Tree invoice of \$405.00 for services rendered at the Public Hearing of December 9, 1998 was reviewed. Susan Dunlap made a motion to pay the \$405.00 invoice for Pine Tree. Everett Whitten seconds. Motion carries a unanimous vote in favor.

VIII ADJOURNMENT

Susan Dunlap made a motion to adjourn the meeting at 9:30 p.m. Everett Whitten seconds. Motion carries a unanimous vote in favor.

Meeting adjourned.

Respectfully submitted:

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer
Planning Board

ACCEPTED:

Roland E. Denby
Everett Whitten
Susan Dunlap

