

# PLANNING BOARD

## Town of Waterboro

FEBRUARY 10, 1999

### MINUTES

### PUBLIC HEARING

#### I ROLL CALL

Dwayne Woodsome called the Public Hearing to order at 7:02 p.m. noting the attendance of John Roberts, Roland Denby, Susan Dunlap and Duane Fay. Also in attendance are Stephen Kasprzak, Bob Georgitis and , it is noted that there are 3 members of the public including Elias Smith, Jr. present.

#### PUBLIC HEARING

Steve Kasprzak described Townhouse Woods Phase II as a 22 lot subdivision on 75 acres located on the Buxton Road a.k.a. Townhouse Road. Steve presented a map denoting the lot locations, open areas and the brook and wetland areas.

Elias Smith had a concern with hydrants in the area to serve the area homes. Steve noted that there is access from the snowmobile trail to the brook which may be an acceptable location for a dry hydrant. Elias agreed.

Dwayne opened the meeting to the public for questions and/or comments. No questions/concerns were generated.

Dwayne adjourned the Public Hearing of Kasprzak's Townhouse Woods Phase II at 7:12 p.m.

Dwayne called the regular Planning Board meeting to order at 7:15 p.m.

Preliminary Plan checklist for Townhouse Woods Phase II was reviewed. Upon finding all necessary information to be complete, Susan Dunlap motioned to accept the Preliminary Plan for Townhouse Woods Phase II. Duane Fay seconds. Motion carries a unanimous vote in favor of 3-0-1 with John Roberts abstaining.

#### II APPOINTMENTS

##### 8:00 GOLD MINE ACRES - FINAL REVIEW

Upon reviewing the Final Plan for Gold Mine Acres, with all the necessary information as requested on the Final Plan Checklist, John Roberts made a motion to approve the Gold Mine Acres Subdivision plans dated January 19, 1999. Duane Fay seconds. Motion carries a unanimous vote in favor. Applicants and Board Members sign the subdivision plans to be recorded at the York County Registry of Deeds.

##### 8:30 WILLIAM HANSON Jr. - MAP 13 LOT 43

William Hanson Jr. has presented to the Planning Board a sketch plan of the property located on Map 13, Lot 43 which falls in the AR/F&A zones. He is interested in placing an office building, a garage for parking the company oil truck and a separate storage unit building for rentals. The buildings are all to be located on the AR zone portion of the said property.

Upon review, Susan Dunlap made a motion to ask the Towns' Attorney Karen Lovell the following:

1. What are we conditioning?
2. With the property being in a broken zone, which requirements are needed, AR or F&A?
3. Being a "Commercial Complex" will it need a Site Plan Review or a Conditional Use or both?

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John Roberts seconds. Motion carries a unanimous vote in favor.

John Roberts made a motion to have William Hanson return under "Old Business" after we hear from Karen. Lisa is to let William know what paperwork will be needed. Susan Dunlap seconds. Motion carries a unanimous vote in favor.

**8:45 CLEMENT DESFORGES - MAP 47 LOT 189/190**

Clement Desforges is requesting a setback reduction in the AR zone of a grandfathered lot. Clement would like to place a 21' x 18' addition to the side of his home. The front yard setback of the addition will be 58' and the sideline 20'. John Roberts made a motion allowing Clement Desforges to construct a 21' x 18' addition with a front yard setback to be no closer than 58' to the road and a sideline setback to be no closer than 20' to the line labeled as 195.77. Duane Fay seconds. Motion carries a unanimous vote in favor.

**9:00 PAUL L'HEUREUX - 6 MONTH REVIEW OF THE EAGLES**

Paul L'Heureux is present for a 6 month review as stated in the Conditional Use Permit granted on December 10, 1997 and dated December 16, 1997.

After reviewing the letters from the Code Enforcement Office and DHS (attached) John Roberts made a motion that having no complaints, we grant the Eagle's a positive 6 months review and increase the seating capacity to the State allowed capacity to 60. John Roberts also motions to allow the Eagles to remain upon until 1:00a.m. on Super Bowl Sundays. The paving will be completed to the road and to include an additional 4 spaces. Susan Dunlap seconds. Motion carries a unanimous vote in favor of 3-0-1 with Duane Fay abstaining.

**III MINUTES OF PREVIOUS MEETINGS**

Roland Denby made a motion to approve the 1/28/99 minutes as written. Duane Fay seconds. Motion carries a unanimous vote in favor.

**IV NEW BUSINESS**

The writing of an article for section 2.08 was noted. More information is needed in order to determine the proper wording of the article. No action is taken on the article at this time.

**V REPORT OF OFFICERS**

Dwayne Woodsome presented the Appropriations Report to the members noting that the interpreter has been paid in full by the town. We are to see if Hannaford Bros. will help defray the costs. Susan Dunlap made a motion to approve the Appropriations Report as received. Roland Denby seconds. Motion carries a unanimous vote in favor of 3-0-1 with John Roberts abstaining.

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**VI OLD BUSINESS**

Clarification of the Minutes dated October 14, 1998 and Conditional Use permit issued on October 21, 1998 was noted due to a clerical error. Pursuant to Title 5 Section 95B the Minutes and Conditional Use Permit was amended by Lisa Morse.

Sally Williams, Attorney for Dube, requested to have 5 minutes of the boards time to discuss the matter of Richard Johnson's setback reduction. Dwayne Woodsome stated that per the advice of the Town's Attorney we are only to note the changes made and that no other discussion is to be permitted.

**VII COMMUNICATION**

The following letters were reviewed.

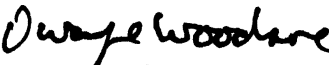
- Dearborn Bros. Construction letter to abutters regarding the Informational Meeting to be held at the Town Hall on Thursday, February 11, 1999.
- DEP letter for MSAD #57 regarding the Boiler Plant Air Emissions License

**VIII ADJOURNMENT**

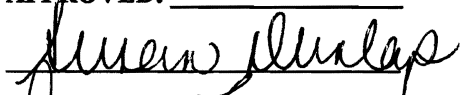
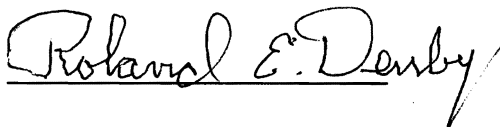
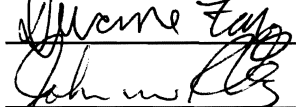
John Roberts made a motion to adjourn the meeting at 9:45 p.m. Susan Dunlap seconds. Motion carries a unanimous vote in favor.

Meeting adjourned.

Respectfully submitted,

  
Dwayne Woodsome  
Secretary/Treasurer  
Waterboro Planning Board

**APPROVED:** \_\_\_\_\_

	
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