

# **PLANNING BOARD**

## **Town of Waterboro MINUTES**

**MARCH 10, 1999  
REGULAR MEETING**

### **I ROLL CALL**

John Roberts called the meeting to order at 7:35 p.m. noting the attendance of Susan Dunlap, Roland Denby, Everett Whitten, Dwayne Woodsome and Duane Fay. John also notes the attendance of a few public members for the purpose of video taping the meeting.

### **II MINUTES OF PREVIOUS MEETING**

Dwayne Woodsome made a motion to accept the February 25, 1999 meeting minutes as written. Duane Fay seconds. Motion carries a 4-0-1 vote with Everett Whitten abstaining.

### **III APPOINTMENTS**

#### **7:45 TOM SOULE & RICHARD DOUGHTY, Map 5 Lot 53A Storage Facility**

It is noted that Bob Gobiell, an abutter, and his Attorney, Ronald Ayotte are present.

Tom Soule and Richard Doughty along with Brad Lodge, Surveyor, with a sketch plan of the proposed storage facility to be located on Map 5 lot 53A Route 202/4. The plans consist of 9 storage units, 3 of which will be built upon approval. The grounds will consist of a fenced area with security access codes for the renters. Within the fenced area the grounds will consist of tar around and between the buildings. Lighting will be limited to the buildings, there will be not apparent run-off lighting. The largest unit will be 10'x30', no storing of ammunition, toxic chemicals, hazardous wastes etc. will be permitted in the storage facility.

John Roberts noted some concern with disrupting the neighbors by placing the office on the 1<sup>st</sup> unit on the left with 24 hr access. He wanted to know what the possibilities were of placing the office on the middle building. Tom noted that by placing the office on the middle building would disrupt the traffic flow around the buildings. Tom also noted that he can plant evergreens between his property and the abutter to provide a screen.

Everett asked for an estimate of traffic that the storage facility will create on a daily basis. Tom noted that with 100 units an estimate of 10 cars a day will travel the facility. He also stated that it was unusual for renters to visit the unit on a regular basis, those who will visit on a regular basis are business people who use the facility for equipment storage.

Susan Dunlap motion to have Tom plant evergreens of sufficient screening quality to the end of the first building to provide a buffer. Everett Whitten seconds. Motion carries a unanimous vote in favor 5-0-0.

Upon reviewing the check list, Tom is to return with notations on lighting buffers, signs and a letter from Paul regarding the surface drainage.

Roland Denby made a motion to accept the plans as a Sketch Plan. Duane Fay seconds. Motion carries a unanimous vote in favor 5-0-0.

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#### **8:00 Gerard Lapierre - Map 4 Lot 5**

Gerard Lapierre presented to the Planning Board an application to construct a 24' x 26' garage on the northeast side of his grandfathered property. Gerard requested a front yard setback reduction of 15'. Everett Whitten made a motion to approve a 20' front yard setback reduction. Roland Denby seconds. Motion carries a unanimous vote in favor 5-0-0.

#### **8:15 Dana Morton representing Alan Moulton of Moulton Lumber, Map 11 Lot 18**

Dana Morton is representing Alan Moulton of Moulton Lumber for a proposed 6 lot subdivision "Forest Acres". The property is located on the corners of the Webber Road and Townhouse Road. The subdivision will consist of 4 driveways on the Webber Road and 2 driveway on the Buxton Road.

After review of the sketch plan, Dwayne Woodsome made a motion to send the plans to the Road Review Committee for greenbelt information. Duane Fay seconds. Motion carries a unanimous vote in favor 5-0-0. Duane Fay made a motion to accept the sketch plan as presented. Everett Whitten seconds. Motion carries a unanimous vote in favor 5-0-0. Dwayne Woodsome made a motion to present the plans at a public hearing set for March 25, 1999 at 7:30p.m.. Everett Whitten seconds. Motion carries a unanimous vote in favor 5-0-0.

Dwayne Woodsome made a motion to request that the Road Review Committee be present for the Public Hearing. Susan Dunlap seconds. Motion carries a unanimous vote in favor 5-0-0.

#### **8:30 Dana Morton representing Bill Hanson - Map13 Lot 43**

Dana has presented to the planning board a sketch plan to build a 40'x80' garage with 1 20'x40' office space and 1 20'x40' storage area both attached to the garage. A proposed 35'x100' self storage unit and a future sited area for another 35'x100' self storage unit. Dwayne Woodsome made a motion to write a letter to the Town's Attorney requesting what the requirements are on a 50' right-of-way setback, does it require a 75' (front yard) setback or a 35' (sideline) setback. Susan Dunlap seconds. Motion carries a unanimous vote in favor 5-0-0.

Bill is to return on March 25, 1999 for the Public Hearing.

#### **9:00 Bill Thompson representing Cal Knudson - Map 5 Lot 27.003**

Bill Thompson is representing Cal Knudson on a 6 lot subdivision on Map 5 Lot 27.003 on the Deering Ridge Road. Bill has requested the Planning Board waive the cul-de-sac and the 600' right-of-way for a 1200' right-of-way. The planning Board is unable to waive the cul-de-sac at this time. Dwayne Woodsome motion to send the plans to the Fire Department for their input on the 1200' right-of-way. Duane Fay seconds. Motion carries a unanimous vote in favor 5-0-0. Lisa is to notify Bill Thompson upon hearing from the Fire Department of their decision and schedule a Public Hearing at that time.

Duane Fay made a motion to approve the sketch plan as presented. Everett Whitten seconds. Motion carries a unanimous vote in favor 5-0-0.

#### **IV NEW BUSINESS**

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**V REPORT OF OFFICERS**

**VI OLD BUSINESS**

Copy of previous Attorney rulings on split zones to be used with Bill Hanson.

**VII COMMUNICATION**

The following letters of communication have been reviewed:

- Letter to Steve Foglio from Attorneys Murray, Plumb and Murray regarding illegal gravel pits.
- Letter from Karen Lovell re: Extractive Industry and Land Reclamation Ordinance.
- Copy of letter to Murray Plumb & Murray from Bernstein, Shur regarding illegal gravel pits.
- ME State Planning Office's "Model Excavation Ordinance".
- Municipal Complex Study Committee
- Extractive Industry, and Land Reclamation Ordinance

The discussion on the proposed Gravel Pit Ordinance led to the Planning Board Stating that the Town's ordinance was passed in 1989.

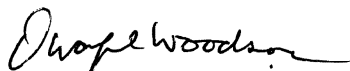
Dean Waterhouse began to discuss the problems he has encountered with his property and Les Leighton's proposed "Trailer Park". Dwayne Woodsome informed Dean that in order to further discuss the Gravel Pits and the Trailer Park he needed to set up an appointment to be placed on the Planning Board Agenda.

- Letter from Vickie Bell, Hannaford Bros.
- Copy of the letter sent to Wes Leighton from Steve Foglio.

**VIII ADJOURNMENT**

Dwayne Woodsome motion to adjourn the meeting at 10:45 p.m. Susan Dunlap seconds. Motion carries a unanimous vote in favor 5-0-0. Meeting Adjourned

Respectfully submitted,

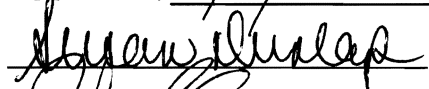


Dwayne Woodsome

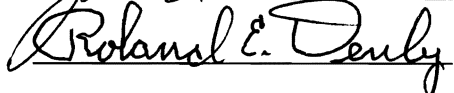
Secretary/Treasurer

Waterboro Planning Board

ACCEPTED: 3/25/99









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