

PLANNING BOARD

Town of Waterboro

MEETING MINUTES

MARCH 25, 1999

I ROLL CALL:

John Roberts called meeting to order at 7:30 p.m. noting the attendance of Everett Whitten, Dwayne Woodsome, Roland Denby and Susan Dunlap. It is noted that Steve Foglio is also present at this meeting.

The is no attendance for the Public Hearing at this time, the regular meeting is called to order.

II APPOINTMENTS:

8:00 DAVE GREATON - REPRESENTING RENALD COLLIN, MAP 44 LOT A467

Dave Greaton presented to the Planning Board an application for a front and rear setback reduction.

Dwayne Woodsome made a motion to grant Dave Greaton a 40' front yard setback on Keystone Drive and a 30' setback to lot A468. All other setbacks must be met. Everett Whitten seconds. Motion carries a unanimous vote in favor 4-0-0.

8:15 DAVID STANTON - MAP 21 LOT 19 "OFFICE COMPLEX"

Dave Stanton presented to the Planning Board a request to convert the home located on Map 21 Lot 19 in South Waterboro to a single business "Office Complex". The business to be conducted is the Marketing of a Credit Card Service and the Sales of ATM Machines with Check Guarantee Service. The home consist of 3 rooms on the main floor and 4 rooms on the 2nd floor. The rooms are approximately 14' x 14'. The structures and features of the home will remain the same, the only renovations to be done will be to update the existing wiring and heating systems.

Dwayne Woodsome made a motion to approve the "Office Complex" under Section 3.04 Subsection 3.04.01 item 3 meeting all zoning criteria's for square footage in the Zoning Ordinance. Everett Whitten seconds. Motion carries a unanimous vote in favor 4-0-0.

THE REGULAR MEETING IS TABLED AT THIS TIME, JOHN ROBERTS CALLS THE PUBLIC HEARING TO ORDER AT 7:50 P.M. Noting the attendance of one member of the public, Bob Gobiell along with Steve Foglio.

PUBLIC HEARING

DANA MORTON - REPRESENTING WILLIAM HANSON MAP 13 LOT 43 ZONED AR/FA

Dana Morton presented an updated plan for the 40' x 80' garage with a 20' x 40' storage area and 20' x 40' office space with two 35' x 100' self storage units. The plans have been changed at the Planning Boards request to meet the 75' right of way setbacks created by Mr. Hanson.

Dwayne Woodsome made a motion to approve the Preliminary Sketch Plan as presented and waive *item* #8 on the site plan check list. Roland Denby seconds. Motion carries a unanimous vote in favor 4-0-0. Dana Morton and William Hanson will return for the Final Plan approval at the next meeting under "Old Business".

**TOM SOULE AND RICHARD DOUGHTY WITH BRAD LODGE OF NADEAU & LODGE
LAND SURVEYORS - MAP 5 LOT 53A**

Tom, Richard and Brad are present with a revised plan for the Storage Facility with the changes requested by the Planning Board Members to meeting the 75' right-of-way setback.

John Roberts noted the letter from Paul Demers for the Stormwater & Erosion Control designs was written with the intention of placing 9 storage units, the updated plan presents only 8 storage units. John recommended that the last paragraph be changed to correspond with the plans presented.

Dwayne Woodsome noted his concern with the water flow to Cooks Brook, where the water is currently dispersed throughout the property it will be condensed to an area such as the detention pond. The entire flow will now be directed to Cook's Brook. John Roberts noted that some of the water will evaporate prior to flowing to Cook's Brook, the detention pond will consist of approximately 1/2 acre.

Phase I will consist of approximately 1 acre which does not require DEP approval, any construction on Phase II will require DEP approval.

Dwayne Woodsome made a motion to adjourn the Public Meeting at 8:40p.m. Everett Whitten seconds. Motion carries a unanimous vote in favor.

Regular meeting reopened at 8:40 p.m.

III OLD BUSINESS:

Dwayne Woodsome asked the board to review the Site Plan for Tom Soule and Richard Doughty for the Storage Facility to be located on Routes 202 & 4.

Dwayne made a motion that the grades at the entrance of the road and ditch lines be shown on the plans, and that after the completion of Phase I they will return to the Planning Board for review after they receive DEP approval for the entire project before being issued a building permit for Phase II and III. The purpose is to ensure the Board and the abutters that the drainage design is working properly. Included in the motion is to grant a waiver on #8 of the Site Plan requiring a TOPO map showing contours. Roland Denby seconds. Motion carries a unanimous vote in favor 4-0-0.

The following items are needed for Final Plan:

1. Grades and ditch lines at entrance of road;
2. Approximate placement of Utility poles;
3. Cover sheet for septic design

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WESLEY LEIGHTON - MAP 4 LOT 13-1 OSSIPEE HILL ROAD

Wesley Leighton presented to the Planning Board a plan for 3 - 2 unit buildings to be located on Map 4 Lot 13-1 on the Ossipee Hill Road.

John Roberts noted that he felt the plan presented did not fall under Site Plan as presented by Wesley. He stated that the buildings would fall under sub-division, John then proceeded to read the sub-division definition in the Zoning Ordinance.

John also noted that an on-site review of the property would not be necessary, Steve Foglio has already walked the property and the Board Members are all familiar with the location.

Everett Whitten made a motion to waive the hydro-impact study and requested that a statement of the hydro study be submitted. Roland Denby seconds. Motion carries a unanimous vote in favor 4-0-0.

WESLEY LEIGHTON - MAP 21 LOT 18 ROUTE 202 & 4 ZONED VILLAGE

Wesley present to the Planning Board a plan to construct a General Office building on an undersized lot (85' x 58') located on Map 21 Lot 18. Wesley stated that although he now owns the property it currently has an active building permit held by Jack Pierce. John Roberts informed Wesley that the permit would only be active if Jack Pierce still owned the property.

Dwayne Woodsome made a motion to send Karen Lovell a letter asking her if Wesley sold the property back to Jack Pierce, would the building permit still be valid. If Jack were to build, could he also renew the permit to the specs the Wesley presented rather than the garage that the permit was pulled on. Susan Dunlap seconds. Motion carries a unanimous vote in favor 4-0-0.

Wesley is to return at the next meeting under "Old Business".

IV MINUTES OF THE PREVIOUS MEETING

Everett Whitten made a motion to accept the March 10, 1999 minutes as written. Susan Dunlap seconds. Motion carries a unanimous vote in favor 4-0-0.

V CORRESPONDENCE

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VI ADJOURNMENT

Everett Whitten made a motion to adjourn the meeting at 9:45 p.m. Susan Dunlap seconds. Motion carries a unanimous vote in favor 4-0-0.

Meeting Adjourned!

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Planning Board
Secretary/Treasurer

ACCEPTED: 4-14-99

Susan Dunlap
Roland C. Dunlap
Everett F. Whitten

