

PLANNING BOARD

Town of Waterboro

MAY 12, 1999
REGULAR MEETING
MINUTES

I ROLL CALL:

Doug Foglio called the meeting to order at 7:35 p.m. noting the attendance of Dwayne Woodsome, Duane Fay, Roland Denby and John Roberts.

II APPOINTMENTS:

7:30 Donald and Diane Holden Map 32 Lot 39

Donald and Diane Holden are present with an application to build a 24' x 24' garage with an attached 8' x 16' shed on their property located on Tax Map 32 Lot 39 Zoned AR-Shoreland. A front yard setback of 40' and a sideline setback of 10' is requested to Lot 38.

Under section(s) 2.08, 3.03 and 4.02 Dwayne Woodsome made a motion to grant the Holden's a front yard setback of 40' to the road and a sideline setback of 10' to Lot 38 with the exception that they acquire a joint agreement with Mr. Berry (Lot 38) agreeing to a joint 10' sideline setback. A copy of the agreement is to be attached with the Setback Reduction form and recorded at the Registry of Deeds. Roland Denby seconds. Motion carries a unanimous vote in favor.

7:45 Owen Grant Map 14 Lot 11T

Owen Grant is present with an application for a front-yard setback reduction on his Grandfathered Lot located on Map 14 Lot 11T. Mr. Grant would like to build an 8' x 12' porch which would bring him to approximately 42' from the road.

Under Section(s) 2.08, 3.03 and 4.02 John Roberts made a motion to grant Mr. Grant a front yard setback reduction to 40'. All other setbacks must be met. Duane Fay seconds. Motion carries a unanimous vote in favor.

8:00 CC Development - Setback Reductions

Map 46 Lot 2087 - Alan Bolduc of CC Development is requesting a setback reduction to build a 24' x 40' ranch style home on Map 46 Lot 2087.

Under Section(s) 2.08, 3.03 and 4.02 Dwayne Woodsome made a motion to grant CC Development sideline setbacks of 25' on both sides. All other setbacks must be met. John Roberts seconds. Motion carries a unanimous vote in favor.

Map 46 Lot 2200 - Alan Bolduc of CC Development is requesting a setback reduction to build a 24' x 40' ranch style home on Map 46 Lot 2200.

Under Section(s) 2.08, 3.03 and 4.02 John Roberts made a motion to grant CC Development sideline setbacks of 25' on both sides. All other setbacks must be met. Dwayne Woodsome seconds. Motion carries a unanimous vote in favor.

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Map 46 Lot 2074 - Alan Bolduc of CC Development is requesting a setback reduction to build a 24' x 40' ranch style home on Map 46 Lot 2074.

Under Section(s) 2.08, 3.03 and 4.02 John Roberts made a motion to grant CC Development sideline setbacks of 25' on both sides. All other setbacks must be met. Duane Fay seconds. Motion carries a unanimous vote in favor.

8:30 Dave Greateon - Setback Reductions

Map 45 Lot 1776 - Dave Greateon of Great American Reality is representing Raymond Marcotte. A setback reduction is requested to build a 24' x 34' cape style home on Map 45 Lot 1776.

Under Section(s) 2.08, 3.03 and 4.02 Dwayne Woodsome made a motion to grant Raymond Marcotte sideline setbacks of 30' on both sides. All other setbacks must be met. Roland Denby seconds. Motion carries a unanimous vote in favor.

Map 43 Lot 793 - Dave Greateon of Great American Reality is representing Fernard Champagne. A setback reduction is requested to build a 24' x 34' cape style home on Map 43 Lot 793.

Under Section(s) 2.08, 3.03 and 4.02 Dwayne Woodsome made a motion to grant Fernard Champagne sideline setbacks of 30' on both sides. All other setbacks must be met. Roland Denby seconds. Motion carries a unanimous vote in favor.

Map 44 Lot A539 - Dave Greateon of Great American Reality is representing Fernard Champagne. A setback reduction is requested to build a 24' x 34' cape style home on Map 43 Lot A539.

Under Section(s) 2.08, 3.03 and 4.02 Dwayne Woodsome made a motion to grant Fernard Champagne sideline setbacks of 30' on both sides. All other setbacks must be met. Roland Denby seconds. Motion carries a unanimous vote in favor.

III NEW BUSINESS

IV MINUTES TO THE PREVIOUS MEETING

Roland Denby made a motion to approve the April 22, 1999 meeting minutes as written. Noting that as requested Roland and Everett verified the property dimensions on the Welch Property Map 38 Lot 36. John Roberts seconds. Motion carries a unanimous vote in favor.

V OLD BUSINESS

Doug Foglio and John Roberts removed themselves from the meeting at 8:55. The meeting is handed over to Dwayne Woodsome as acting Chairman.

Susan Dunlap entered the meeting at 9:00

Kasprzak Landbank is present for the Final Subdivision Plan for Townhouse Woods Phase II.

Upon reviewing the Final Subdivision Checklist and finding all to be in order and complete Roland Denby made a motion to approve the Final Subdivision Plan for Townhouse Woods Phase II contingent on the

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entrance permit for Killock Drive. There shall be no conveyance or issuance of building permits for lots 12 - 22 until the proposed Killock Drive is constructed through and including base paving in accordance with the approved plans and the Town of Waterboro Road Standards, the completed work is reviewed and approved by the Town Road Commissioner with the assistance of the Road Review Committee and a savings account in the name of the Town of Waterboro is submitted containing the funds necessary for completing the surface paving of Killock Drive.

Duane Fay seconds. Motion carries a unanimous vote in favor.

Subdivision Plans are signed by the Board Members.

VI COMMUNICATION

The following letters of communications were reviewed:

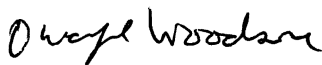
- DEP correspondence "Findings of Fact and Order" on Phase II Subdivision of Kasprzak's Townhouse Woods Phase II
- Letter from Marilyn Petersen regarding Moulton Subdivision noting concerns
- Reimbursement request for Registry Fees to Suzanne Foglio and Tom Soule
- Various letters of communication to Town from Bob Fay
- Ad for Public Hearing dated May 13, 1999

VII MISCELLANEOUS

VIII ADJOURNMENT

Roland Denby made a motion to adjourn the meeting at 10:15 p.m. Duane Fay seconds. Motion carries a unanimous vote in favor.

Respectfully submitted,


Dwayne Woodsome
Planning Board
Secretary/Treasurer

DW/lmm

ACCEPTED: 6/9/99

