

PLANNING BOARD

Town of Waterboro

REGULAR PLANNING BOARD
JUNE 9, 1999

I ROLL CALL

Doug called the regular Planning Board Meeting to order at 8:00 p.m. noting the attendance of Everett Whitten, Roland Denby, Dwayne Woodsome and Elias Smith, Fire Chief. John Roberts entered the meeting at 8:15. There were also 8 members of the public present for the public hearing including Kim and Dorothy Janotta, Jack and Jackie Sanders and Mr. & Mrs Matt Brooker as land owners in the Subdivision.

II OLD BUSINESS:

8:00 JAN TECH - West Hill II Subdivision Revision

Owens McCoullough with Sebago Tech is present to review the revisions made to the West Hill II Subdivision Plan. The only major revision was to the location of Ashley Way, a private right-of-way. There were minor changes in lot sizes of Lots 3 and 4 both owned by Mr. and Mrs. Matt Brooker. Other minor changes were in the area summary block, note 18 and the revision block.

Everett Whitten noted his concern with the erosion that was occurring on lot 3. Matt Brooker referred the Planning Board Members back to the letter he had sent dated June 8, 1999.

Upon review of the revised subdivision plan of West Hill II and finding everything to be in order, Dwayne Woodsome made a motion to approve the revised plan presented on June 9, 1999 with an amended date of 5/7/99. Everett Whitten seconds. Motion carries a unanimous vote in favor 3-0-0.

III APPOINTMENTS

8:00 Deerwatch Subdivision - Map 6 Lots 2-5 and 2-6

It is noted that a rear abutting property owner is also in attendance to this meeting.

Brad Lodge is presenting a revised subdivision plan for Deerwatch Subdivision owned by Thomas Toye. The revision requests consists of the adjustment of sidelines between lots 5 & 6 owned by Thomas Toye to accommodate the setback violation.

Everett Whitten asked how much of the foundation is in violation. Brad noted that approximately 3 - 4' of the foundation is in violation of the sideline setback.

No action will be taken tonight. Dwayne Woodsome made a motion to hold a Public Hearing to inform the land owners in the subdivision of the lot line change with lots 5 & 6. Return receipt is requested. Roland Denby seconds. Motion carries a unanimous vote in favor.

8:15 John Hatch - Informational appointment only, Map 35 Lot 25

John Hatch presented to the Planning Board pictures of an existing 24' x 24' mobile home on Ossipee Lake, the design of what he would like to place on the property using the same footprint along with a plot plan. Mr. Hatch also plans on moving the septic design back further from the lake.

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John Roberts asked if the trailer currently has the deck shown on the plot plan. Mr. Hatch stated that it was not. John Roberts noted that the deck would not be allowed. It will bring the setbacks closer to the water. John also stated that the new footprint may need to be moved back approximately 2' from the lake.

Shoreland frontage property falls under the 30% expansion rules and regulations. With the dimensions given, Mr. Hatch may expand to 898.80 sq. ft or 28 x 32 single story with the boat house under the Southern Maine Shoreland Zoning Regulations.

No other action was taken.

8:30 SAD 57 - Map 7 Lot 80A Presented by Dana Morton and Dee Lebel

Dee Lebel, Business Manager for SAD 57 has presented the board with a plan to place a portable classroom at the Waterboro Elementary School. Each portables have 2 classrooms with 2 exit doors.

Roland Denby questioned what happened in the winter for snow removal? Dee said they plow around the buildings.

Dwayne Woodsome questioned the tarring of the second drive, how were they able to tar the second drive when they were not permitted from DEP to tar under the present portables? John Roberts noted that the tarring issue was with the Jr. High. Dee also noted that the 2nd drive at the Elementary School is a safety issue.

Dwayne questioned the age of the children using the portable classrooms. Dee stated that they were 5th & 6th graders.

John Roberts made a motion to approve under Section 3.04 the placement of a portable classroom at the Waterboro Elementary School according to the plans dated 2/26/98 with the following requirements:

- That note #5 is changed from "Unit shall be connected to electrical and data services of existing building (except fire alarm)" to "Unit shall be connected to electrical and data services of existing building including fire alarm.
- That the portable classrooms are numbered and recorded with the Waterboro Fire Department.

Everett Whitten seconds. Motion carries a unanimous vote in favor 4-0-0.

SAD 57 - High School, Map 1 Lot 39 - Presented by Dana Morton and Dee Lebel

Dana Morton presented the site plan to place 2 portable trailers to be used as 4 classrooms at the Massabesic High School. The High School is working on enlarging the bus parking area, the sidewalks with lawns and trees, curbs in front of the portables so that they are not hit by buses and a porch will be placed between the 2 new portables.

The Massabesic High School is currently working with DEP to receive an after-the-fact permit for the tarred areas.

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John Roberts feels that the Planning Board should refrain from making any decisions on the High School portables until a DEP permit is received.

Dana noted his concern of the Planning Board not rendering their decision upon receipt of the DEP permit. The paving went over the allowable quote due to the paving of the road to the bus barn. Upon reviewing the current tarred situation they discovered many areas needing improvement before the permit is issued by DEP of which they are in the process of correcting. A few of the corrections needed are:

- This school has the largest concentration of children with a well located within a 900' circle of the waste disposal system.
- The fuel tanks buried nearby

The contract to extend the Town Water to the High School has gone out to bid. Bids have been received but not accepted as of yet.

Before DEP does its final review, Dana would like to correct a few more issues.

John Roberts made a motion to approve under Section 3.04 the placement of 2 portable classrooms at the Massabesic High School according to the plans dated 2/26/98 with the following requirements:

- That note #5 is changed from "Unit shall be connected to electrical and data services of existing building (except fire alarm)" to "Unit shall be connected to electrical and data services of existing building including fire alarm."
- That the portable classrooms are numbered and recorded with the Waterboro Fire Department.

Everett Whitten seconds. Motion carries a unanimous vote in favor 4-0-0.

IV APPROVAL OF PREVIOUS MINUTES

Dwayne Woodsome made a motion to approve the May 12, 13 and 20 meeting minutes as written. Everett Whitten seconds. Motion carries a unanimous vote in favor. 4-0-0.

V NEW BUSINESS

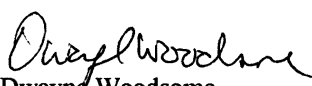
VI REPORT OF OFFICERS

VII COMMUNICATIONS

VIII ADJOURNMENT

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

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer
Waterboro Planning Board

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ACCEPTED: 7/14/99

John R.

Beverly Whitten

Roland E. Denby

