

# PLANNING BOARD

## Town of Waterboro

### MINUTES REGULAR MEETING JUNE 24, 1999

Susan Dunlap, Everett Whitten and Roland Denby were the only Planning Board Member present for this meeting. Due to the inability to obtain a quorum the meeting appointments were rescheduled.

Brian Huntress was present for informational purposes only. The attending Board Members choose to speak with Mr. Huntress.

Brian is presenting a possible road revision to a grandfathered subdivision "Wild Acres". When the subdivision was approved it fell in the Village Zone. Under the current zoning revision the subdivision now falls in the AR zone.


The proposed road revision would increase the lot size of Lot 1 by 14,480 sq. ft. and Lot 2 by 10,340 sq. ft. making them less non-conforming. Roland referred to section 2.08 of the Zoning Ordinance.

When questioned on the increase of sideline footage from 150' to 226' Mr. Huntress noted that the added footage came from a 75' x 405' strip of land that was separately purchased to allow for the approved turn.

The 1975 subdivision plans are currently grandfathered, any change in the subdivision would create a new subdivision which would need to meet the current setbacks. Do these 2 non-conforming lots of record become 1 due to the fact that they are not built?, or does the R.O.W. and approved subdivision prevent the joining of the lots? When an application is pulled, do they fall under the approved Village setbacks or fall under the new AR zone.

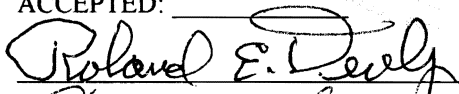
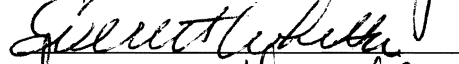
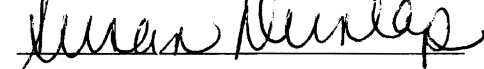
Mr. Huntress will return to the Planning Board if he still chooses to continue his plan to correct the R.O.W.

Respectfully submitted,

  
Dwayne Woodsome  
Secretary/Treasurer  
Waterboro Planning Board

DW/lmm

ACCEPTED:

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