

PLANNING BOARD

Town of Waterboro

PUBLIC HEARING
JULY 14, 1999

ROLL CALL

John Roberts called the meeting to order at 7:30 p.m. noting the attendance of Roland Denby, Everett Whitten and Susan Dunlap. Brad Lodge is presenting the Deerwatch Subdivision revisions for Thomas Toye. There are 2 members of the public which are not abutters to Deerwatch Subdivision. Dwayne Woodsome entered the meeting at 7:50 p.m.

PUBLIC HEARING - DEERWATCH SUBDIVISION REVISIONS

Brad is presenting a lot line revision to Deerwatch Subdivision located on Map 6 Lots 2-5 and 2-6. The sideline revision is needed due to an error made by the contractor and the placement of the foundation.

John referred to section 7.4.1 in the Land Subdivision Regulations and noted that any revisions cannot be made unless the entire proposed revised plan is present. John also noted that all interested parties need to "sign-off" and agree to the revision. Interested parties is referred to as "any property owner in the Deerwatch Subdivision". These letters are not present.

Mr. Huntress noted his opinion on the nonsense of having to notify and receive approval from all members/owners of the subdivision when the property line change does not effect their property in any manner.

With no further questions from the board John called the Public Hearing to a close at 7:45 and called the regular meeting to order at this time.

II OLD BUSINESS

Brad Lodge requested the approval for the lot revisions of lots 2-5 and 2-6 of the Deerwatch Subdivision.

After further discussion Everett made a motion to:

1. Allow the presented revised survey plan to meet the requirements of Section 7.4.1 of the Subdivision Ordinance so long as it is tied into the original approved plan at the Registry of Deeds.
2. A letter from all Subdivision property owners approving the revisions is received.

Roland seconds. Motion carries a 3-0-0 vote in favor.

Brad will return on July 22 with the necessary information for final plan approval.

George & Brian Huntress - Wild Acres Subdivision

George & Brian Huntress are present with the Subdivision Wild Acres which was approved on November 12, 1975. They would like to eliminate the need to tar the road on the Subdivision as recommended by Frank R. Goodwin in the letter dated September 22, 1975 item 2.

Everett Whitten made a motion to waive the condition #2 on the letter dated September 22, 1975 written by Frank R. Goodwin. Also noted in the motion is Section 7.5.1 which states "The approval by the Planning Board of the subdivision plans shall not be deemed to constitute or be evidence of any

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acceptance by the Town of any street, easement, park, playground, recreation area or other open sapce area shown on such plan and the Final Plan shall bear a statement to this effect." Roland Denby seconds. Motion carries a 3-1-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

Everett Whitten made a motion to approve the June 9, 1999 minutes as written. Dwayne Woodsome seconds. Motion carries a unanimous vote in favor.

Roland Denby made a motion to approve the notes taken June 24, 1999 as written. Everett Whitten seconds. Motion carries a 3-0-1 vote in favor.

IV APPOINTMENTS

Gerard Lemieux is present with an application to place a spiral staircase on the outside of his camp on Map 38 Lot 27 on Ossipee Lake.

After reviewing the file it is noted that Mr. Lemieux was in front of the Planning Boarrd on August 8, 1990. A letter from Tim Nelson, CEO was also reviewed noting that a spiral staircase is not allowed under BOCA or Life Safety Codes for use as a fire escape.

After further discussion, Dwayne Woodsome made a motion to allow Mr. Lemieux build a staircase that would meet all BOCA codes and shoreland setbacks. Everett Whitten seconds. Motion carries a 4-0-0 vote in favor.

Dwayne made a motion to send the Code Officer a note requesting that before and after photos be taken for the file. Susan Dunlap seconds. Motion carries a 4-0-0 vote in favor.

V NEW BUSINESS

VI REPORT OF OFFICERS

VII COMMUNICATION

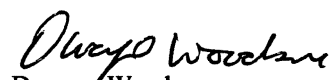
VIII MISCELLANEOUS

IX ADJOURNMENT

Dwayne Woodsome made a motion to adjourn the meeting. Susan Dunlap seconds. Motion carries a 4-0-0 vote in favor.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer
Planning Board

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DW/Imm

ACCEPTED: _____

Roland E. Daulty
Susan M. Mearns
Orly Woodman

