

# **PLANNING BOARD**

## **Town of Waterboro**

### **REGULAR MEETING**

#### **JULY 22, 1999**

#### **I ROLL CALL**

Doug Foglio called the meeting to order at 7:35 p.m. noting the attendance of Susan Dunlap, Duane Fay, Everett Whitten, Roland Denby and introducing our newest member Todd Morey.

#### **II APPOINTMENTS**

The 9:00 appointment, Mike Frechette, did not show.

#### **III MINUTES OF THE PREVIOUS MEETING**

#### **IV NEW BUSINESS**

#### **V OLD BUSINESS**

##### **Cal Knudsen - Map 5 Lot 27.003 Bartlett Pines Subdivision**

Cal Knudsen is present for a Preliminary and Final Plan approval of the 4 (four) lot subdivision, Bartlett Pines, located on the Deering Ridge Road.

The only changes to the plan consisted of the relocation of the fire pond now located on the Deering Ridge Road and the addition of Item 16 in the notes stating that the lots are never to be redivided.

Upon review of the Preliminary checklist the following items need to be address:

1. Developers Signature line is missing;
2. Item 5 of the Restrictions should include rock and/or brick
3. Item 16 of the Restrictions needs to read: Further subdivision of the subject lots by any lot owner is specifically prohibited.
4. Item 8 of the Restrictions should read "....shall have been approved in writing by the Grantor, his heirs and assigns...."

Duane Fay moved to approve the preliminary plan with the corrections to be made on the Deed Restrictions as listed above before being recorded. Everett Whitten seconds. Motion carries a 5-0-0 vote in favor.

Upon review of the Final Checklist Duane Fay made a motion to approve the Final Plans of Bartlett Pines 4 lot Subdivision with the deed restrictions to be changed as listed in the Preliminary motion prior to being recorded. Everett Whitten seconds. Motion carries a 5-0-0 motion in favor.

Mylar and copies were signed by the Developer and the Planning Board Members.

##### **Deerwatch Subdivision - Final Plan Approval on Revisions**

Brad Lodge of Middle Branch Surveyors is representing Thomas Toye in a Final Plan Review of the subdivision consisting of a lot line change to Map 6 lots 2-5 & 2-6.

**Planning Board**  
**July 22, 1999**  
**Page Two**

Upon review of the Final Checklist Everett Whitten moved to approve the revised subdivision plan as presented dated 5/27/99, additional copies are to be made with the signed mylar. The Mylar will be registered after a 7 day waiting period for the purpose of receiving any correspondence from the Subdivision landowners. Roland Denby seconds. Motion carries a 5-0-0 vote in favor.

**Wes Leighton - clarification of Conditional Use granted on May 20, 1999**

Wes Leighton had previously presented to the Planning Board a Site Plan applicaiton for an office building/retail space for the property located on Map 21 Lot 18. The Conditional Use approval stated only the office building.

Duane Fay made a motion to change the Conditional Use to read " a 40' x 20' two story building to be used as a single use office or retail building. Everett Whitten seconds. Motion carries a 5-0-0 vote in favor.

**The Gravel Pit Ordinance review was canceled. It will be rescheduled at a later date.**

**VI REPORT OF OFFICERS**

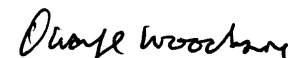
**VII COMMUNICATION**

**VIII MISCELLANEOUS**

**IX ADJOURNMENT**




Duane Fay made a motion to adjourn the meeting at 9:35. Susan Dunlap seconds. Motion carries a 5-0-0 vote in favor. Meeting adjourned.

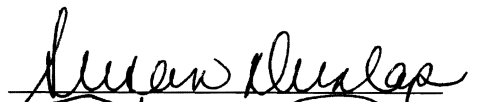
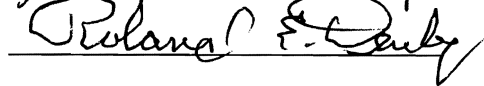
Respectfully submitted,

  
Dwayne Woodsome  
Secretary/Treasurer  
Waterboro Planning Board

DW/lmm

ACCEPTED:

  
  
\_\_\_\_\_