

# **PLANNING BOARD**

## **Town of Waterboro**

*AUGUST 11, 1999*  
*REGULAR MEETING*

### **I ROLL CALL:**

Doug Foglio called the meeting to order at 7:35 p.m. noting the attendance of Susan Dunlap, Roland Denby, Dwayne Woodsome and Todd Morey. Duane Fay entered the meeting at 9:30 p.m.

### **II APPOINTMENTS:**

8:00 BRIAN HUNTRESS - MAP 8 LOT 13E

Brian Huntress presented to the Planning Board an application for a setback reduction to a Grand-fathered Subdivision Lot in Wild Acres. After reviewing the plans presented Dwayne Woodsome made a motion under section 2.08 and 4.02 to grant Mr. Huntress a front yard setback of 50'. Front yard is to be determined as the property line facing Lot 13D (as shown on the Tax Map) also known as Lot 1 on the Wild Acres Subdivision plan. Todd Morey seconds. Motion carries a 4-0-0 vote in favor.

8:30 TORREY PEARSON - MAP 45 LOT 1509, SHORELAND SETBACK

Torrey Pearson presented an application for a shoreland setback reduction from 100' to 70' to Lot 1509 in Lake Arrowhead Estates. After further discussion Dwayne Woodsome made a motion to have Doug take the following questions to Ken Cole, Town's Attorney.

- Does the Town have the authority to reduce Shoreland Setbacks on Lake Arrowhead because Saco River Corridor does? We have no authority to do so on any other lake/pond.
- Why does Saco River have the authority to do so?

If there are any further questions DEP will then be notified. Todd Morey seconds. Motion carries a 4-0-0 vote in favor.

Torrey Pearson will return under "Old Business" and we will notify him of the decision.

8:45 MELISSA PARANDELIS - MOBILE HOTDOG CART

Melissa Parandelis is present for approval to sell hotdog from a mobile trailer on different sites around town. Dwayne asked what the hours of operation would be. Melissa noted lunchtime and 11p.m. - 12 a.m. for the 3<sup>rd</sup> shift workers.

Dwayne expressed his concern with parking and Doug noted that he would like to have specific locations versus various locations. Permission from property owners is also recommended.

Susan Dunlap made a motion that we take the issue to the Town's Attorney and that we will notify Melissa if there is a problem with the current zoning. Todd Morey seconds. Motion carries a 3-2-0 vote in favor with Dwayne and Duane opposed.

Dwayne feels that there is no problem with the current zoning that would not allow a mobile cart. Duane Fay feels that we should not take it to the Town's Attorney for his opinion. Susan noted it would set a precedent for future mobile facilities.

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

Roland Denby made a motion to approve the July 14 minutes as written. Susan Dunlap seconds. Motion carries a 3-0 vote in favor with 2 abstaining

Duane Fay made a motion to approve the July 22 minutes as written. Todd Morey seconds. Motion carries a 5-0-0 vote in favor.

### **IV NEW BUSINESS**

### **V REPORT OF OFFICERS**

The Election of Officers was postponed until the September 8 meeting.

### **VI OLD BUSINESS**

#### **Forest Acres Subdivision**

Dana Morton is representing Allen Moulton in a 6 (six) lot subdivision located on the corners of the Buxton and Webber Roads. The Preliminary and Final Plan approval is being requested.

Dana stated that he has received a hydro study by R.W. Gillespie noting no impact to Ossipee Pond and no nitrates were noted to be of any significance as per the Town's requirements.

After review of the preliminary check list the following items were found to be omitted:

- Developer/Owner signature line
- Provisions for mail delivery

Dwayne Woodsome made a motion to accept the hydro study as submitted without the peer review. Roland Denby seconds. Motion carries a 4-0-0 vote in favor.

Dana Morton requested that the second soil test be waived due to the consistency of the soils and that they are essentially the same.

Dwayne made a motion to grant the waiver of the second test pit as requested. Susan Dunlap seconds. Motion carries a 3-1-0 vote in favor.

Dwayne made a motion to accept the Preliminary Plan as presented noting the omitted items listed above. Roland Denby seconds. Motion carries a 4-0-0 vote in favor.

Susan made a motion to require a minimum of 50' of driveway on either the State of Town entrance road before any permit is pulled. Roland Denby seconds. Motion carries a 4-0-0 vote in favor.

After reviewing the Final Subdivision Checklist the following items are noted to be omitted:

- Developer/Owner signature line
- Driveway entrance permits from the Town and State

Other recommendations made were as follows

- that notation #8 states that no multi-family dwellings shall be allowed, single family homes only.
- Driveways be placed by the developer prior to pulling any building permits

Dwayne made the motion to approve the final plan noting the necessary changes needed for signatures:

- Signature line
- Provision for mail delivery
- State and Town Road entrance permits
- Addition of item 8, single-family homes only

Roland seconds. Motion carries a 4-0-0 vote in favor.

Forest Acres Subdivision will return under old business when all the necessary changes/recommendations are made.

#### **Bartlett Pond Subdivision**

Cal Knudsen has represented the plan that was previously approved on 7/22/99. Due to it not being registered with the registry of deeds the board did not feel it necessary to notify the abutters. The only changes noted was the lots sizes.

Susan made a motion to accept the plan dated July 30, 1999 as the final plan to be recorded. Todd seconds. Motion carries a 5-0-0 vote in favor.

**Doug turned the meeting over to Dwayne as acting Chairman due to a communication being presented regarding his own gravel pit.**

## **VII COMMUNICATION**

The following correspondence was reviewed:

- Notice of Intent received by Sebago Technics for Doug Foglio, Sr.
- Memo from Patti informing Departments of the change in Law Firm
- The request from Patti that a Planning Board Member be appointed to the Municipal Complex Committee. We will request a schedule of meetings to allow the Board to better commit their time to the Committee.

It was requested that Lisa review the minutes of the Zoning Ordinance review meeting with Sebago Technics to determine the procedure that was to be taken.

Susan made a motion to change the August 26, 1999 meeting to August 25, 1999. Todd seconds. Motion carries a 5-0-0 vote in favor.

Susan made a motion to send Jan Weigman a letter stating that in a Public Hearing they stated that they would not charge the townspeople a fee to hook on to the water line when it is extended to the Shop 'n Save site. Roland seconds. Motion carries a 5-0-0 vote in favor

**VIII MISCELLANEOUS**

A meeting to review the Pit Ordinance will be scheduled in September when all the Board members are present to set a date.

**IX ADJOURNMENT**

Roland made a motion to adjourn the meeting at 11:30 p.m. Susan seconds. Motion carries a 5-0-0 vote in favor. Meeting adjourned.

Respectfully submitted,

*Dwayne Woodsome*  
Dwayne Woodsome  
Treasurer/Secretary  
Planning Board

ACCEPTED: \_\_\_\_\_

*Robert E. Daily*  
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