

PLANNING BOARD

Town of Waterboro

**SEPTEMBER 8, 1999
REGULAR MEETING
AND
SITE WALK**

At 6:30 p.m. a site walk was done at the Chadbourne Pit located on the Buxton Road and owned by Doug Foglio Sr. In attendance were the following: Sally Holbrook, Amanda Holbrook, John Milligan, Gail Hennessey, Lisa Faith, Francis Bernard, Roger Teachout, Doug Foglio Jr., Charlie Brown with Sebago Technics, Doug Foglio Sr., Dwayne Woodsome and Susan Dunlap.

I ROLL CALL

Doug called the meeting to order at 8:15 p.m. noting the attendance of Dwayne Woodsome and Susan Dunlap. Due to the lack of quorum the appointments scheduled will be heard and discussed but not voted on.

II APPOINTMENTS

7:45 John Taflas Map 41 Lot 1B - Setback Reduction

Dave Nichols of ME Best Homes Inc. is representing John Taflas. Dave is presenting an application to construct a 24' x 30' garage with a 16' sideline setback. The proposed lot has a grandfathered home but due to the layout of the land they do not wish to attach the garage to the home. Upon discussion Dwayne Woodsome mentioned the need to do an onsite. The date of the site walk will later be determined.

Concern to consider is the location of the area homes for the road setback. Mr. Nichols will be scheduled to return under "Old Business" at the September 23, 1999 meeting. A site walk is scheduled for 6:30 on September 23, 1999.

8:15 Robin Chase and Roy Russells Map 48 Lot 4 - Shoreland expansion

Robin and Roy have presented to the Planning Board a sketch and photos of the existing and proposed camp on Northwest Pond. They have proposed to remove the existing 24' x 20' cottage, and rebuild it on a foundation with a bulkhead access approximately 2' further back than the existing front of the cottage. They wish to maintain the 6 x 5 outhouse. The attached shed will be removed and added to the living space.

Doug noted that they cannot rebuild a camp on the Shoreland Zone without upgrading the septic system.

The cottage currently has 837 sq. ft. x 30% = 251.10. An expansion of 1,088.10 sq. ft. is allowed. The Planning Board recommended building a 24 x 22 2 story with a 5' x 6' notch for a bathroom. The rebuilt cottage is not to exceed 1,088 sq. ft.

The existing deck is not to be removed and a survey is recommended noting the before and after dimensions of the property and structures.

Todd Morey entered the meeting at 9:15 p.m. The meeting is commenced with a quorum.

**Planning Board
September 8, 1999
Page Two**

Dwayne Woodsome made a motion to approve up to 1,088 sq. ft. of house to be moved with a minimum sideline setback of 10' on one side and 30' on the other. The existing deck is to remain intact, the new structure will be moved back 2' - 3' further back from the existing front of the cottage, then attach the existing deck to the new structure. A class D survey is needed before removing the existing camp and again when completed. An HHE200 is also required. Upon the final inspection the town will be given a copy of the before and after survey for the file. Todd Morey seconds. Motion carries a 3-0-0 vote in favor.

8:30 Cal Knudsen - Sketch Plan for Stone Gate Subdivision Map 5 lot 27.001

Cal Knudsen presented a sketch plan for a 3 lot subdivision to be called Stone Gate located on the Deering Ridge Road. The proposed subdivision is part of the original Bartlett Brook Subdivision. The lots would consist of Lot 1 - 2.07, Lot 2 - 2.05 and Lot 3 - 17 acres. The only waiver being requested at this time is the length of the road.

Todd noted that he would like to see all the lot plans for the existing 21 acre parcel. The subdivision will hold the same restrictions that the property will never be re-subdivided.

Dwayne Woodsome is recommending a Hydro-study.

Cal is to return under "Old Business" on September 23 with a complete subdivision plan not to be re-subdivided.

III MINUTES OF PREVIOUS MEETING

No minutes were reviewed at this meeting.

IIIV NEW BUSINESS

V REPORT OF OFFICERS

VI OLD BUSINESS

Forest Acres final plan approval will be completed at the next Planning Board Meeting.

VII COMMUNICATION

No communications were reviewed at this meeting.

VIII MISCELLANEOUS

Taylor House appointment will be done at the next meeting.

IX ADJOURNMENT

Dwayne Woodsome made a motion to adjourn the meeting at 11:00 p.m. Todd Morey seconds. Motion carries a 3-0-0 vote in favor.

Planning Board
September 8, 1999
Page Three

Respectfully submitted,

Dwayne Woodsome

Dwayne Woodsome
Secretary/Treasurer

DW/Imm

ACCEPTED:

9/23/99
[Signature]
Robert Dunlap

[Signature]