

PLANNING BOARD

Town of Waterboro REGULAR MEETING

WEDNESDAY

October 13, 1999

*Duplicate
Agreed*

I ROLL CALL

Doug Foglio called the meeting to order at 7:30 p.m. noting the attendance of Dwayne Woodsome, Roland Denby, Everett Whitten, Todd Morey and Steve Foglio. Also present are Tim Neill and Frank Faith of the Deering Ridge Road.

II APPOINTMENTS

7:45 ROBERT FAREWELL Map 32 Lot 14 represented by Steve Foglio.

Steve stated that Robert Farewell presented to the Code Office an application to place a foundation under their existing cottage on Little Ossipee Lake. Because it is within 100' of the water it requires Planning Board approval.

Doug noted that by placing a foundation under an existing camp it will be converted to year round use. In order to do so an HHE200 will be required in order to verify an acceptable septic system. All erosion control measures are also needed.

Dwayne made a motion to table the decision until more information is received. The additional information needed is:

- Septic Plan design

- Lot size

- All setbacks

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

Any Planning Board member and the Code Officer who wish to visit the site may do so at any time.

8:00 RENALD COLLIN, represented by Dave Greateon on Map 45 Lot 1474 Setback Reduction
Dave Greateon presented a building envelope for Map 45 Lot 1474. A sideline setback is requested to 30' on the left and 25' on the right.

Roland made a motion to grant Renald Collin a sideline setback reduction of 30' on both sides. The structure will also need to be moved back in order to meet this setback. It is also recommended that the building be laid out by a surveyor. Everett seconds. Motion carries a 4-0-0 vote in favor.

8:15 JOSEPH VITKO - Setback reduction on Ossipee Lake Lot Map 38 Lot 30

Joseph Vitko presented the board with an application to build a 2 bedroom home on Ossipee Lake.

Doug noted that due to the Shoreland Zoning he will need to acquire DEP approval before the Planning Board can take any action. A site walk is scheduled for Monday, October 18, 1999 at 6:00 p.m.

Mr. Vitko is to return under "Old Business" after he receives DEP approval.

8:30 JOYCE JONES - Map 30 Lot 71V "Brunetti's Restaurant

Joyce Jones is present to inquire about the possibilities of converting Brunetti's into a fast food take-out, bait & tackle store with most of the building being used as a private residence.

After review of the existing file Dwayne made a motion to take a copy of the file to Ken Cole for his opinion. Joyce is to return under "Old Business" on November 10, 1999. Roland seconds. Motion carries a 4-0-0 vote in favor.

8:45 MERCER BONNEY of Mitchell & Assoc. for a 13 lot subdivision on Map 5 Lot 34, 34-2 & 34-3 Mercer Bonney is presenting a 13 lot single family home subdivision on the property located on Map 5 Lots 34, 34-2 & 34-3 owned by Hughey's Inc. The proposed subdivision is located on a 73 ½ acre parcel. All lots will have between 3 to 8 acres and falls under the Residential and Agricultural/Residential zone.

Waivers being requested are for a 2100' length and 18' width (with grass shoulders) of the road. The road is to be tarred. Mercer stated that she spoke with the Lyman Planning Board secretary and they would like to meet with the Waterboro Planning Board at some point to discuss the subdivision seeing that part of the properties are located in Lyman. Homes will not be located in Lyman due to the acreage requirements and lack of road frontage.

Roland noted that several of the lots are spaghetti lots which is illegal in the State Mandates.

Dwayne noted that 2 firetrucks would have difficulty passing each other on this road as presented. Immediate concern is with the width of the road.

The possibilities of extending the road through to the Jellerson Road is minimum due to the wetlands.

Mr. Kinney would prefer to have the town maintain the road, in the event the town would be unwilling the association would manage it. Dwayne stated that the road width waiver would not meet town specifications.

A dry hydrant will be necessary. A copy of the plans should be sent to Frank Birkemose (Fire Chief) for review.

Mercer noted that there is a possibilities that shared driveways will be created in order to minimize the impact on the wetlands. Doug stated that the Planning Board will require a written statement from the homeowners stating that they will not return for single drive access. The Planning Board will also require the developer to install all driveway entrances 50' before any building permits will be granted.

Ford Pond is not a great pond, it falls just over 8 acres with surrounding wetlands creating the freshwater.

Roland asked what is available in the upland for a building envelope. It was noted that one could build 100' with a conditional setback reduction or 250' without a conditional setback reduction permit.

It is also suggested by the Planning Board that an alternate access turn for emergency vehicles be created, preferably near the hydrants.

Doug suggested the possibility of creating part of the development as a P.U.D. in order to minimize the disturbance on the wetlands.

Mercer is to return under "Old Business" when she has completed the updates.

III MINUTES TO PREVIOUS MEETINGS

Everett made a motion to accept the September 23, 1999 meeting minutes. Dwayne seconds. Motion carries a 4-0-0 vote in favor.

IV NEW BUSINESS

V REPORT OF OFFICERS

Everett made a motion to elect Sue Dunlap as Vice-Chairman with the remaining officers to remain the same. Todd seconds. Motion carries a 4-0-0 vote in favor.

VI OLD BUSINESS

Doug turned the meeting over to Dwayne at this time for review of the communications due to the correspondence received from the Deering Ridge Road property owners.

VII COMMUNICATION

The following communications were reviewed:

Selectmen Minutes
Shoreland Zoning News
Letter from Deering Ridge property owners
Communication from Attn. Ken Cole re: Herrle vs. Town of Waterboro & Foglio
Communication from Scott Treworgy re: Road revision on West Hill II. Roland made a motion to have Doug review the West Hill II communications with the Town Attorney. Everett seconds. Motion carries a 4-0-0 vote in favor.

VIII MISCELLANEOUS

- Appointment for the Taylor House. Roland informed the Board that he would maintain his position with the Taylor House although he feels he is unable to help in the areas that are most needed.
- The ordering of the new Planning & Land Use Laws for the year 2000
- For informational purposes Doug has gone to the assessor and requested a list of all Town owned properties. It is estimated that the Town properties are worth \$2,264,000.00 and consists of approximately 177 lots. In 1987 the taxpayers voted approximately 800+ lots be sold.
- The information packet that Doug received at the Jensen, Baird seminar on September 29, 1999 was briefly discussed.
- Another workshop was scheduled on Monday, September 11, 1999 for Monday, September 18, 1999 to further review the Extraction Ordinance.

Planning Board
October 13, 1999
Page Four

IX ADJOURNMENT

Roland made the motion to adjourn the meeting. Dwayne seconds. Motion carries a 4-0-0 vote in favor.
Meeting adjourned at 11:45.

Respectfully submitted,

Dwayne Woodson
Dwayne Woodson
Secretary/Treasurer
Planning Board

ACCEPTED:

Robert E. Dwyer *Donald R. Taylor*
Eileen Whitten
Jim Davis