

PLANNING BOARD

Town of Waterboro

NOVEMBER 10, 1999
REGULAR MEETING

I ROLL CALL

Doug Foglio Sr. called the meeting to order at 7:30 p.m. noting the attendance of Todd Morey, Dwayne Woodsome, Everett Whitten, Roland Denby and Steve Foglio.

II APPOINTMENTS

8:30 Dave Greateon, Map 42 lot A-16. Dave Greateon is representing Renald Collin on Map 42 Lot A-16. An application is presented requesting sideline setback reductions.

Upon review of the application Everett Whitten made a motion to grant Renald Collin a left sideline setback of 25' and a right setback of 30'. All other setbacks must be met. A surveyed layout of the building envelope is recommended with a copy forwarded to the Code Office for the file. Todd Morey seconds. Motion carries a 4-0-0 vote in favor.

8:45 Jay DePaul setback reduction - Cancelled

9:00 Architectural Skylight Map 4 Lot 30 - Kevin Johnson is presenting a Site Plan application for Architectural Skylight Co., Inc. The proposed site will include a 55' x 75' addition to be used as a loading/receiving dock.

Doug noted his concern that the site may require DEP approval due to its size.

Upon review of the plan presented it is found that the following is needed:

1. Oil & water separator;
2. Diagram of the maneuvering areas need to be clarified;
3. Indicate the paved, graveled and parking areas;
4. Indicate outdoor lighting;
5. A complete drainage plan; and
6. A written request to extend the paving requirement until spring will also be needed.

Dwayne made a motion to accept the site plan as presented and to submit to the board a completed plan noting the items 1 thru 6 above. Roland seconds. Motion carries a 4-0-0 vote in favor.

Everett made a motion to cancel the November 25, 1999 meeting due to the Holiday. Roland seconds. Motion carries a 4-0-0 vote in favor.

November 10, 1999
Planning Board
Page Two

Dwayne made a motion to have a special meeting on Monday, November 22 to replace the Thursday, November 25 meeting due to the Holiday. Architectural Skylight is to be the only appointment on this meeting, it is to be followed by our regularly scheduled workshop. Everett seconds. Motion carries a 4-0-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

No minutes were approved

IV NEW BUSINESS

Steve Foglio presented a letter that was recently sent to Robert Hindle, Map 19 Lot 7. The letter clarified the recent violations on the property and felt it necessary to inform the Board that a Site Plan has been triggered because a 5th structure/use is now being placed on the property.

Steve had some questions on the E. Waterboro Self Storage. Mr. Soule, owner, was under the assumption that the rental of U-haul trucks was discussed and also approved with the site plan. Doug noted that it was not, he will need to present his interest to the Board.

Dwayne also stated that he thought he could not rent until the paving was completed, Section 5.03, he currently has "rents available" signs on the property.

Steve will inform Mr. Soule of his need to return to the Planning Board and look into the paving of the property.

V REPORT OF OFFICERS

VI OLD BUSINESS

7:45 Joe Calvo - Map 2 Lot 6E/F The site was visited by Roland and Everett on November 4, 1999. Sue called and stated that she waited until 3:30 but apparently must have missed them.

Roland stated that the sawmill site was marked. The existing mill was also visited. Roland and Everett noted that he did not feel that the noise level was excessive. Everett stated the you were not able to hear anything until they got fairly close to the building. While inside and standing approximately 20 ft. away from the machinery they were able to maintain a conversation without the need of significantly raising their voices.

November 10, 1999
Planning Board
Page Three

Doug asked Joe if the mill will be placed on a separate lot from the house. Joe stated yes, that it was a separately deeded lot.

When asked what he planned to do with the sawdust Joe noted that at the original meeting he stated that the sawdust was to be stored upstairs. The existing sawmill cannot hold onto his sawdust because there is such a demand for it.

Everett made a motion that the abutters be notified by return receipt mail with a copy of the letter, list of abutters and the return receipts be given to the Board for the file. The letter is to reference that a Public Hearing has been scheduled on December 8 at 7:30, any questions, comments, and/or concerns are to be forward to the Planning Board before the meeting. Following the public hearing Mr. Calvo will be placed under "Old Business" to vote on his application. Roland seconds. Motion carries a 4-0-0 vote in favor.

8:00 Joyce Jones - Map 30 Lot 71V - Discussion of the correspondence received from the Town's Attorney reflected that yes, inhibiting the property and the sale of bait is permitted. However, any food sales are not allowed unless it can be proven that the food sale retained its grandfathered status. After much discussion and review of the Attorney's recommendation Joyce will return under "Old Business" on December 8 where she will present to the board her finalized request for the property.

8:15 Roy and Charlene Michaud - Map 36 Lot 21 Todd, Roland, Everett and Dwayne visited the site. They noted an existing paved area which will hold a 24' x 30' garage. There is approximately 16' to Penny Lane which is owned by the Michauds. Due to the slope of the land and the location of the leach field there really is no alternative location of the site unless the leach field or telephone poles were moved.

Dwayne made a motion to have Mr. Michaud redraw the plans clearly noting of the location of the garage and its setbacks. Mr. Michaud is to return on Monday evening when the Town's Attorney is present. Roland seconds. Motion carries a 4-0-0 vote in favor.

VII COMMUNICATION

No communications were reviewed.

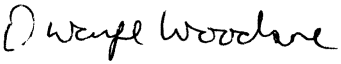
VIII MISCELLANEOUS

IX ADJOURNMENT

November 10, 1999
Planning Board
Page Four

Dwayne made a motion to adjourn. Everett seconds. Motion carries a 4-0-0 vote in favor. Meeting adjourned at 10:30 p.m.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer
Planning Board

ACCEPTED 12/8/99
