

PLANNING BOARD

Town of Waterboro

NOVEMBER 15, 1999
WORKSHOP

Doug Foglio Sr., called the workshop to order noting the attendance of Susan Dunlap, Everett Whitten, Dwayne Woodsome, Roland Denby, Todd Morey and the Town's Attorney Ken Cole.

Ken Cole is present to discuss the Site Plan Ordinance and several other questions that the board has.

1. Ken presented the board with a copy of Gorham's Site Plan for future review. He finds that the Town's Site Plan is very ambiguous, it lacks boundaries and guidelines.

Doug noted that when the ordinance was initially enacted it was triggered at 2,000 sq. ft. At some point it was amended and removed. The Site Plan currently has no trigger.

Contract Zoning was discussed.

Dwayne Woodsome noted that have a multi-use building trigger the site plan over single use.

The board is to review the Site Plan presented by Ken Cole and return with feedback.

2. The Gravel Extraction ordinance that the board has been working on was reviewed. Recommendations from Ken were:

- Possibly changing the notification of abutters to a broader spectrum;
- We may want to "require" a public hearing versus "reserving the right";

Lisa to give Patti disk so she can E-mail Gravel Ordinance to date. Ken will work on the outline of the ordinance.

3. The question on the Diaz property Map 42 Lot 240 - 241 on whether the Planning Board could issue a setback reduction for a deck when a penalty agreement has already be given by the Selectmen. Ken will write a letter stating that the new front yard setback is 47' and that a deck could be built without Planning Board approval if it stayed within the 47'.

4. A right-of-way created prior to ownership of a property. Ken referred to the letter submitted by Karen Lovell on the Chretien property. He felt the same standards applied.