

PLANNING BOARD

Town of Waterboro

**DECEMBER 23, 1999
REGULAR MEETING**

I ROLL CALL

Dwayne Woodsome called the meeting to order at 7:10 p.m. noting the attendance of Todd Morey, Roland Denby, Everett Whitten and Tim Neill. Payson MacCormack is also present from Lake Arrowhead Community to discuss the rezoning of Lake Arrowhead. Sue Dunlap entered at 7:40 p.m.

II APPOINTMENTS

Payson first asked why the Board wanted to rezone Lake Arrowhead. Is it to reduce the workload or improve the character of LAC?

Dwayne noted that a larger amount of lots in LAC are nonconforming to the Town's current Ordinance. Rezone the area would create these lots as buildable without meeting with the Planning Board. It would also save everyone time and money. The approximate setbacks would be 25' side and rear and 40' front. This would in fact reduce the Planning Board's workload but would also possibly allow homeowners to build a garage on their lots increasing the property values.

Payson stated that LAC has no objection as long as it improves the quality of LAC. Contractors will be able to increase the size and position of the homes being built.

Roland asked if LAC has their own building requirements, regulations in the Deed? Payson stated that the regulations are in the deed covenants. They also make sure that the Town's rules and regulations along with their own regulations are met when a permit is issued.

Payson noted that if they feel that the rezoning does not provide the benefits that expect/approve they can increase their own restrictions to meet their own liking of the area. Their current restrictions require the home to be on a full foundation and provide a minimum of 750 sq. ft. of living space.

Payson also asked if the rezoning will be retroactive to also effect the current homes in LAC? Dwayne stated that he believed it would. If the current owners are able to meet the new setbacks they would then be able to an addition if they wished.

8:00 James Gerry, Map 1 Lot 18 - Jim is present for informational purposes only. He would like to request permission to release a parcel of property without creating a subdivision in order to pay back taxes. The shop and the property behind the shop currently owes approximately \$5,000.00 in taxes, \$3,500 of the taxes are in arrears. He

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believes that he has approximately 2 years before he can sell off another parcel of land without going through subdivision. The property is approx. 450' x 100' after setbacks.

Dwayne suggested the possibility of doing a 1 lot subdivision. No further discussion was done. Jim is to return to the Planning Board with a 1 lot subdivision if he chooses to proceed.

Dwayne turned the meeting over to Susan Dunlap who entered the meeting at 7:40 p.m.

8:30 Maxime Peightal, Map 31 Lot 2 Shoreland - Maxine is present along with her contractor Jim Carll. Maxine is looking to receive Planning Board approval to place a new roof over the existing concrete one on her boathouse. Jim proceeded to explain to the Board that the existing concrete roof leaks and is full of cracks. Jim stated that Steve Foglio, Code Enforcement Officer, checked with DEP and no permits were required.

Dwayne made a motion to approve the request to place a new roof over the existing roof not to expand the square footage under Section 9.03. All DEP erosion control and debris measures are to be taken. Roland seconds. Motion carries a 5-0-0 vote in favor.

8:45 Ed Dogget, Map 32 Lot 24 Shoreland - Ed is requesting Planning Board approval to place a foundation under the existing cottage on Ossipee Lake. The front portion of the camp currently has a full basement. The back portion which measures approximately 33 x 14.5 is the area the foundation is needed, it currently has a crawl space.

Dwayne noted that by placing a full foundation under a seasonal cottage converts it to year round use. By doing so a new septic design will be required. Ed stated that the septic design has already been done. He did not intend on replacing the existing design at this time but will do so if it is required.

Dwayne made a motion under section 9.03 to allow Ed to put a foundation under the 33 x 14.5 portion provided that an adequate septic design is installed. All erosion control measures are to be taken. Roland Denby seconds. Motion carries a 5-0-0 vote in favor.

III MINUTES OF PREVIOUS MEETINGS

Dwayne made a motion to approve the minutes of December 8 as written. Everett seconds. Motion carries a 5-0-0 vote in favor.

IV NEW BUSINESS

V REPORT OF OFFICERS

VI OLD BUSINESS

Discussion of the Stonegate Subdivision will be continued at the next meeting when Doug is present for clarification.

VII COMMUNICATION

Ken Cole's correspondence was reviewed regarding the rezoning of LAC.

VIII MISCELLANEOUS

Dwayne made a motion to cancel the December 27 workshop and continue the workshops beginning January 3, 2000. Everett seconds. Motion carries a 5-0-0 vote in favor.

Everett made a motion to have Ken Cole attend the January 3 workshop to make final revisions and adjustments to the Gravel Ordinance and the rezoning of LAC. Todd seconds. Motion carries a 5-0-0 vote in favor.

Dwayne made a motion to approve internet access for Lisa's computer. A lot of the information that is being postponed during a meeting could readily be available making the Boards work less time consuming. Dwayne will request placement on the December 28 Selectmen's meeting. Dwayne and Sue will attend the meeting and present the request to the Selectmen.

The advantages discussed where:

- Immediate access to needed information during a meeting;
- E-Mail access between Planning Board/CEO and Town's Attorney;
- Access to Code Office regulations;
- State Statutes and rules and regulations;
- Less communication through the Town Attorney where information can be readily accessed.

Todd seconds. Motion carries a 5-0-0 vote in favor.

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IX ADJOURNMENT

Dwayne made a motion to adjourn the meeting at 9:35 p.m. Everett seconds. Motion carries a 5-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome

Dwayne Woodsome
Secretary/Treasurer
Planning Board

ACCEPTED: _____

Shirley Allap

R. J. J.

Roland E. Derby

Everett Whitten

John Davis
