

# Town of Waterboro

## Planning Board Meeting Minutes for January 9, 2002

### I. ROLL CALL.

Chairman, Susan Dunlap calls the meeting to order at 7:36 p.m. noting attendance of Tim Neill, Todd Morey, Dwayne Woodsome, Roland Denby. Everett Whitten and Ken Danforth are absent.

### II. APPOINTMENTS

**Diane Millette with a preliminary and final plan for a 2 lot subdivision on Ossipee Hill Road on Map 4 lot 13-5.** The preliminary checklist is reviewed. Todd Morey Made the motion to waive the following requirements: the hydrogeological study, the erosion control and stormwater drainage plans, and contour intervals. Roland Denby seconds the motion. Motion carries with a unanimous vote in favor. Based on all of the items on the checklist being provided, Dwayne Woodsome made the motion to approve the preliminary plan. Todd Morey seconds. Motion carries with a unanimous vote in favor. The checklist for final plan is reviewed. Based on the fact that all of the items on the final plan were provided Dwayne Woodsome made the motion to approve the final plan of Diane Millette for a 2 lot subdivision. Roland Denby seconded. Motion carries with a unanimous vote in favor.

**Stephen Kostis with a sketch plan for a 6 lot subdivision on West Road on map 3 lot 44.** Andy Nadeau from Cornerpost land surveying Inc. is representing Mr. Kostis. Dwayne Woodsome asks if they have applied for their state entrance permits yet. They have not. This is a revised sketch plan from the previously submitted plan. The lots have been reduced to 6 and the entrances have been reduced to 3. The board informs the applicant that they will be required to get a written recommendation from the fire chief regarding fire protection. They will also be required to provide a written statement from SAD 57 transportation dept. regarding school bus pick up. They will have to send the plan to the road review committee and get their input on the entrances.

Dwayne Woodsome made the motion to accept the sketch plan of ELCON for a 6 lot subdivision on West Road. Roland Denby seconds. Motion carries with a unanimous vote in favor.

At this time the board informed the applicant and Mr. Nadeau that along with the above mentioned items the board is probably going to require some soil testing for herbicides and pesticides based on the information received from the Maine Dept. of Agriculture. Sue informed the applicant that any information provided by them may be sent to a peer review by the town.

**Andrew Sevigny with a 30% expansion request representing Henry Gardner on Map 32 lot 32.** Dwayne Woodsome made the motion to table this application until the CEO has reviewed the revised plan. Andrew Sevigny explains that they have gone back

to their original plan so there has been no change. Steve Wentworth is asked to explain what he has provided for information. Steve explains that the applicants applied in 1989 to put a foundation under the camp. They also applied to construct a deck and remove a concrete patio. It appears they constructed the deck and removed the patio, but replaced a patio under the deck. Dwayne Woodsome pulled the motion back at this time, and made a motion that the whole board goes on a site walk to inspect this property and give the board time to do some research. Tim Neill seconds the motion. Motion carries with a unanimous vote in favor. The site walk is scheduled for Saturday January 19 at 9 a.m.

Roland Denby states that the board should be aware that this lot is part of Johnson Park Subdivision.

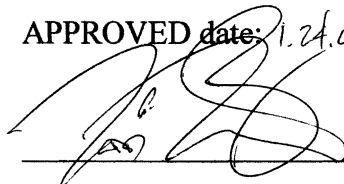
Sue Dunlap informs Mr. Sevigny that she wants the application to state what it is they want to construct.

Sue read the email from Alex Wong that states if the concrete patio was still on the property that the deck should be counted in the lifetime 30% expansion and that if the patio was still there It would be in violation of the NFPA permit.

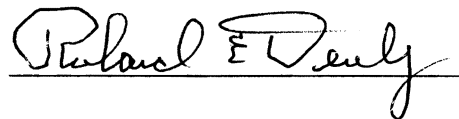
## IX ADJOURNMENT

Dwayne Woodsome made a motion to adjourn at 9:10 p.m. Todd Morey seconds. Motion carries with a unanimous vote in favor. It is reminded that the workshop was continued until Monday January 14 at 7.

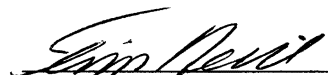
APPROVED date: 1.24.02



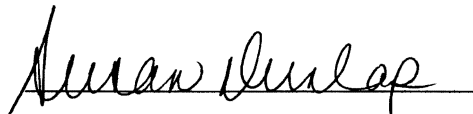
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