

**TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES**

April 7, 2004

7:30 p.m.

I. ROLL CALL

Chairman Susan Dunlap called the meeting to order at 7:30 p.m. Attendance from the board is as follows: Kurt Clason, Roland Denby, Denise Everest and Everett Whitten. Jonathan Raymond and Teresa Lowell are absent.

II. APPOINTMENTS

Kenneth Labbe for a conditional use/setback reduction on Map17 Lot 9H. The board reviews the layout of the development on the tax maps. The planning board has done previous sitewalks in this development and is familiar with the layout. This property is in the FA zone and the required setbacks for this zone are 100' front and 50' side. It is noted that the lot directly abutting the applicants lot received a 50 foot setback reduction. The board reviews the plan provided by the applicant and notes that there is a 20 x 16 utility shed that is proposed to be placed 25 feet from the west side property line. It is determined that a side setback reduction will also be required for the 20x16 utility shed only. The minimum lot size in this zone is 1.36 acres which is under the 5 acre minimum required in this zone.

Kurt motions to approve the request, citing Section 2.08 of the zoning ordinance, for a 50' front setback and a 25' west side setback for the 20x16 shed only as depicted in the plan shown to the planning board. The house must meet the required side setback of 50 feet. The applicant must maintain the 100' setback to the water. The applicant must provide a survey of the lot prior to obtaining a building permit and a survey at foundation to insure the setback requirements are met. Everett seconds and the motion passes with a unanimous vote in favor.

Jonathan Kinsky for a 30% expansion review on Map 39 Lot 1. Mr. Kinsky would like to add a 3 season porch to the existing camp. The site walk committee did a site walk on this property on April 5, 2004 and the board reviews the pictures taken at that time. There was a permitted expansion on the camp in 1998 that was calculated by the code enforcement officer and taken into account when calculating the figures for this expansion.

Everett motions to approve the expansion citing section 7.01, Section B of the shoreland zoning ordinance. This expansion will consist of a 26.6% increase in cubic volume and a 16.2% increase in square feet. Any disturbance to the soil in the shoreland zone needs to

include appropriate erosion control. Roland seconds and the motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETING

March 17, 2004 - Kurt motioned to accept minutes. Everett seconded and the motion carried with 4-0-1 vote in favor with Denise abstaining as she was absent for that particular meeting.

IV. REPORT OF OFFICERS

It is noted that elections need to be scheduled for the positions of Planning Board Treasurer and Vice Chair. This vote will be held at the April 2st meeting.

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

Several planning board members discussed attending a growth ordinance workshop Monday April 12th.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt made the motion to adjourn at 8:20 p.m. Everett seconded and the motion passed with a unanimous vote in favor.