

**TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES**

June 16, 2004

8:15 p.m.

Vice Chairman Kurt Clason called the public hearing for Ossipee Estates to order at 8:15 p.m. Attendance from the board is as follows: Teresa Lowell, Jonathan Raymond, Roland Denby and Everett Whitten. There are no members of the public present.

There was a site walk held for this proposed subdivision held on Saturday, June 5, 2004. The following Planning Board Members were present for the sitewalk: Susan Dunlap, Kurt Clason, Teresa Lowell, Roland Denby and Everett Whitten . There were no members of the public present.

Ron Woodward gives a brief overview of the proposed subdivision. This subdivision is located on the Ossipee Hill Road extension. The total lot size is 70 acres and this is an 8 lot subdivision with 7 of the lots accessing off the Ossipee Hill Road extension and 1 lot accessing off the Middle Road. The proposed lot size ranges from 5 to 10 acres

Mr. Woodward provides the board with information he has brought with him regarding the road status. According to the road records, Ossipee Hill Rd is a town road and maintained as such for 3.8 miles. Teresa questions the applicant where the 3.8 mile mark falls in relation to the proposed subdivision. The applicant states that he does not know.

Mr. Woodward states that the town has done improvements to that section of the road and feels that it is a town road. Teresa states that according to the road commissioner that section of road has been improved and maintained only for emergency purposes

Kurt asks if the applicant has considered creating a road coming off the Middle Road for access to this subdivision. Kurt feels that based on what he was seen at the sitewalk this may be a possibility. Ron Woodward states that the nature of the land would prevent this.

The public hearing closes as 8:40 p.m

II. APPOINTMENTS

Ron Woodward - Ossipee Estates Subdivision Map 3 Lot 58 The Board reviews the checklist at this time. It is determined that the following items are still outstanding

- Width of any easements (easement on lot 4 needs to show on plan)
- Waterholes/dry hydrant - need Fire Chief recommendation

- Soil suitability report
- Location & sizes of proposed utilities & easements - need to be on plan
- Landscaping - possible 50 foot buffer zone needs to be considered
- Off street parking (driveway locations) - recommendation from the Road Review Committee is a preference for shared driveways
- Storm sewers, catch basins and culverts - shown for lots 6 & 8 but need location and size of driveway culverts on plan
- Road/Driveway issues need to be addressed including site distances
- Location of septic and leachfields need to be shown on plan
- Proposed restrictive covenants need to be shown on plan

The applicant agreed to withdraw the waiver request for the hydro-geological study.

The applicant is again directed to meet with the selectmen to discuss determination of the road status.

III. MINUTES OF PREVIOUS MEETING

May 19, 2004 - Tabled until next meeting

June 2, 2004 - Tabled until next meeting

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Robert Depeters 30% expansion review on Map 37 Lot 15 The board reviews new calculations provided by surveyor, Steve Everett and a letter from Patti Berry, CEO. It is determined that the existing square feet of this property is 1,906 and the existing cubic feet is 13,810.

The proposed sunroom is a total of 160 square feet and 1,360 cubic feet.

Patti writes that the applicant has already made several additions to the original building which have not been calculated towards the total 30% allowed for the lifetime of the property; see calculations in letter to planning board from CEO dated June 16, 2004.

Taking the additional expansion into consideration the proposed calculations should be 606.5 square feet which calculates to a 32% expansion. The total proposed cubic feet should be 2,196, which is 16% of the allowed expansion.

Based on the above findings the Roland makes a motion to table so the applicant may submit a new plan that stays within the allowed 30% expansion. Jonathan seconds and the motion carries with a unanimous vote in favor.

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Everett made the motion to adjourn at 9:20p.m. Jonathan seconded and the motion passed with a unanimous vote in favor.