

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
July 7, 2004
8:30p.m.

Chairman, Susan Dunlap called the meeting to order at 8:30 p.m. Attendance from the board is as follows: Teresa Lowell, Jonathan Raymond, Roland Denby and Everett Whitten. Kurt Clason and Denise Everest are absent.

II. APPOINTMENTS

Linda Kemper 30% expansion review for Map 36 Lot 3 Linda Kemper and Walter Fletcher, the applicant's contractor, are present and explain the proposed plans. The applicant would like to demolish the current structure and rebuild it in the existing footprint. The applicant would like to remove the bedroom kick-out on the current camp.

The board reviews the applicant's file and calculations. There appears to be some discrepancies between current dimensions and the dimensions shown on the town's records. The board also discusses what appears to be a split in the original lot that the house is on and questions how and when this happened. The applicant states that she does receive 2 separate tax bills for this property, with a garage being located on the adjoining lot. The board questions whether these are contiguous lots.

Jonathan motions to table this matter so the applicant can determine the status of the lot. The board believes there has been a previous expansion and the applicant is directed to re-calculate the calculations to include a 16x12 deck that appears to have been installed in 1992. Everett seconds and the motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETING

May 19, 2004 - Teresa motions to accept the minutes. Everett seconds and the motion carries with a unanimous vote in favor.

June 2, 2004 - Teresa motions to accept the minutes. Jonathan seconds and the motion carries with a unanimous vote in favor.

June 16, 2004 - Tabled to make a minor addition

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Discuss Ossipee Overlook status and determine application deadline The board

reviewed the status of the proposed Ossipee Overlook Subdivision. This application was first proposed a year ago and has received preliminary approval. Due to the fact that there has been no further action taken by the applicant the board requests that the Planning Board Secretary send Mr. Higgins, the applicant, a certified letter stating that if there is no response within 10 days the Board will take whatever steps that are allowed to terminate the application and the applicant will be forced to start the process over from the beginning.

Re-review Robert Depeters 30% expansion on Map 37 Lot 15 The board reviews new calculations provided by Chris Walker showing that he has reduced the size of the proposed sunroom. The original proposed sunroom was 10'x16', 160 square feet, and put the applicant over the allowed 30% expansion at 32%. The new proposal is a 10'x14'8", 148 square feet sunroom, equaling just under the allowed 30% expansion.

Based on the above findings Everett motions to approve the expansion contingent upon the Code Enforcement Officers concurrence that the calculations are below the allowed 30%, with no further expansion allowed for the lifetime of the property. Teresa seconds and the motion carries with a unanimous vote in favor.

Sign final plan for Ledgewood The board re-reviews the final plan for Ledgewood. The board is concerned that they could find no documentation in regards to the sidewalk. The board would like to wait for the applicant to come back before the board to clarify sidewalk issues.

VI. COMMUNICATION

VII. MISCELLANEOUS

The board inquires about the status of the water moratorium. The Planning Board secretary will check with the Selectmen's office to determine the status

VIII. NEW BUSINESS

IX. ADJOURNMENT

Everett made the motion to adjourn at 10:35p.m. Jonathan seconded and the motion passed with a unanimous vote in favor.