

**TOWN OF WATERBORO**  
**PLANNING BOARD MEETING MINUTES**  
**July 21, 2004**  
**7:40p.m.**

Chairman, Susan Dunlap called the meeting to order at 7:40 p.m. Attendance from the board is as follows: Teresa Lowell, Jonathan Raymond, Roland Denby, Everett Whitten and Kurt Clason. Denise Everest is absent.

**II. APPOINTMENTS**

**Chris Binette setback reduction for Map 33 Lot 51** The board reviews the application and plot plan. This is a legal non-conforming lot of record and the property is located in the AR zoning district. The applicant is requesting a 2' setback reduction on both sides to place a garage. Due to the nature of the lot the board feels a reduction may be necessary on all 3 sides.

Everett motions to approve a 32' setback on 3 sides citing Section 2.08 of the Waterboro Zoning Ordinance. Kurt seconds and the motion carries with a unanimous vote in favor.

**Jerry Kennie setback reduction for Map 49 Lot 5** The board reviews the application and plot plan. This is a legal non-conforming lot of record and the property is located in the R zone. The side setback in that zone is 35'. The applicant is requesting a 25 foot side setback. Sue states that there are no sight issues that will be created in approving this setback reduction.

Kurt motions to approve a 25' setback on the south property line and the applicant will also need to have the lot surveyed prior to a building permit being issued. Jonathan seconds and the motion carries with a unanimous vote in favor.

**Rob Ryder for Frank Tarazewich for a 30% expansion review on Map 30 Lot 7** The board reviews the existing and proposed calculation of both the camp and the garage. The applicant is proposing to move the camp approximately 5' further away from the lake and expand. Existing cubic feet of the camp is 3084 and the applicant is looking to expand an additional 902.2 cubic feet. The applicant is also proposing to re-build the garage adding a volume only expansion by changing the pitch of the roof, using only 8% of the allowed expansion to the garage. It is determined the applicant will also require a front setback reduction.

Kurt motions to approve the approve the expansion under the following conditions: The applicant is expanding the camp 29% in cubic feet of the allowed 30% so no further expansion to the camp for the lifetime of the property will be allowed, applicant is

expanding the garage 8% in cubic feet of the allowed 30%, applicant is granted a 40' front setback and is required to use appropriate erosion control. Everett seconds the motion and the motion carries with a unanimous vote in favor.

### **III. MINUTES OF PREVIOUS MEETING**

June 16, 2004 - Kurt motions to accept the minutes. Teresa seconds and the motion carries with a unanimous vote in favor.

July 7, 2004 - Teresa motions to accept the minutes. Jonathan seconds and the motion passes with a 5-0-1 vote with Kurt abstaining as he was absent from this meeting.

### **IV. REPORT OF OFFICERS**

#### **V. OLD BUSINESS**

**Linda Kemper 30% expansion review for Map 36 Lot 3** Linda and Richard Kemper are present and explain the proposed plans. The applicant would like to demolish the current structure and rebuild it in the existing footprint and to remove the bedroom kick-out on the current camp. Sue notes that the sitewalk committee has been out to the site and it is determined and noted that due to the slope around the camp there is no practical means of moving the camp from the current footprint.

Teresa motions to approve the expansion to the camp, which calculates to 28% cubic feet of the allowed 30% with the camp being rebuilt in the current footprint. Roland seconds and the motion carries with a 4-0-1 vote with Kurt abstaining as he was absent for the previous meeting with the applicants.

**Sign final plan for Ledgewood** The board re-reviews the final plan for Ledgewood. Bruce Lewis has brought a revised set of plans referencing the sidewalk and road specifications on the detail sheet. This was the last remaining item required prior to signing the final plan. Since the subdivision has already received a conditional approval the board signs the final plan for Ledgewood Subdivision.

**Determine status of Genest Concrete** The board discusses the workshop that was held with Genest, their attorney and the town attorney. The board decides to vote tonight to determine if Genest Concrete should be held to the new ordinance standards or the old ordinance.

The board determines that Genest Concrete should be held to the new ordinance standards citing the following reasons: The State gave Genest a permit prior to the enactment of the new ordinance claiming them as an active pit, the board feels the applicant was given appropriate notice and time to respond to and apply for active status and also based on Attorney Coles interpretation of the new ordinance and Attorney Natalie Burns' opinion in a prior workshop.

Based on the above mentioned facts, Kurt motions to hold Genest Concrete to the new Extractive Industry and Land Reclamation Ordinance enacted on March 11, 2000. Jonathan seconds and the motion carries with a unanimous vote in favor.

- VI. COMMUNICATION**
- VII. MISCELLANEOUS**
- VIII. NEW BUSINESS**
- IX. ADJOURNMENT**

Kurt made the motion to adjourn at 8:50 p.m. Everett seconded and the motion passed with a unanimous vote in favor.