

# TOWN OF WATERBORO PLANNING BOARD

## *MEETING MINUTES*

*January 18, 2006*

*7:30 p.m.*

### **I. ROLL CALL**

Board Members Present: David Benton Judy Carll Donald Day  
Roland Denby  
Tim Nelson

Board Members Absent: Susan Dunlap

Others Present: Matt MacGown Dennis Boucher  
Doug Foglio, Jr.  
Charlie Brown  
Jonathan Raymond Patti Berry

### **II. APPOINTMENTS**

Ø Setback Reduction, Map 45, Lot 1421  
Mark & Elaine Noonan

Matt MacGown, representing Mark and Elaine Noonan, presented a revised plan to the board. The size of the home has been reduced and the septic plan has been revised. He is seeking a 25' setback from the front and will meet all other setbacks. The Board also reviewed a letter from Lou Ryzman, owner of abutting property. Roland Denby made a motion to approve 18' setback from both sidelines, 24' from Crescent Drive and the 100' required for shoreline setback. The motion was not seconded. Donald Day made a motion to grant a setback reduction to 25' from Crescent Drive, as presented in the survey. Roland Denby seconded. Tim Nelson suggested that the corners be pinned; Mr. MacGown will provide as built. The motion was unanimously carried.

Ø Setback Reduction, Map 32, Lot 1-6  
Dennis Boucher

The Board met with Dennis Boucher regarding a request for a setback reduction to place a garage at 24 Betty Lane. The applicant presented a revised site plan for the 22 X 26 structure. He is seeking an 11' side setback and a 62' front setback. After discussion, a

motion was made by David Benton to grant a side setback reduction to 10'. The 75' front setback and 10' side setback must be verified by a survey. The motion was seconded by Roland Denby and unanimously carried.

Ø Alden Pines Condominiums, Map 1, Lot 31T  
Charlie Brown, Sebago Technics

Charlie Brown and Doug Foglio, Jr., discussed the final plan application for Alden Pines Condominiums with the board. The checklist provided by Southern Maine Regional Planning Commission was reviewed.

A motion was made by Judy Carll to grant final approval with the following changes to be made to the plan, before signing:

- Item 6.2.1.26D Add guidelines from Sweet Associates to General Notes section of the subdivision plan and on sheet 7 of the plan set
- Remove wording for the 'Community Center'
- Add note relative to necessary Department of Environmental Protection Permit prior to construction of wells within the wetland area.

The motion was seconded by Donald Day. (David Benton questions whether he should vote; advised if he does not receive monetary gain, there's no conflict. Tim Nelson said he will be eligible to vote). The motion passed unanimously

### **III. MINUTES OF PREVIOUS MEETINGS**

Judy Carll made a motion to accept the minutes for the meeting held January 4, 2006. The motion was seconded by Roland Denby and unanimously carried.

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

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

A legal workshop has been scheduled for January 26, 2006, at 7 p.m.

### **VII. MISCELLANEOUS**

### **VIII. NEW BUSINESS**

**Recommendation to Selectmen, Change in Zoning Ordinance Section 2.03**

The Board reviewed a proposed change to Section 2.03 of the Zoning Ordinance. The ordinance currently states: "A building permit shall expire six (6) months from the date of its issue unless substantial work (actual construction) has commenced. The proposed change would read: "A building permit shall expire one (1) year from the date of its issue unless substantial work (actual construction) has commenced." Judy Carll made a motion to endorse this change to Section 2.03 of the Zoning Ordinance. The motion was seconded by David Benton and unanimously carried.

#### **IX. ADJOURNMENT**

A motion was made by Roland Denby to adjourn the meeting at 8:10 p.m. The motion was seconded by Judy Carll and unanimously carried.