TOWN OF WATERBORO PLANNING BOARD

Minutes March 1, 2006 7:30 p.m.

I. ROLL CALL

Board Members Present:	David Benton Roland Denby	Judy Carll Susan Dunlap	Donald Day Tim
Nelson	·	-	
Others Present: Berry	Katherine Joyce	John Swan	Patti
-	Tina Smith		

II. APPOINTMENTS

Ø LesBois Carthage - Sketch Plan (revised) Katherine Joyce, Perkins/Thompson

John Swan (Owen Haskell, Inc.) presented a revised sketch plan for Les Bois Carthage. The new plan would divide the property into 79 lots. Seventy-five of these lots would be restricted from further subdivision; four lots would not be restricted from further subdivision (Lot 7 - 84.68 Acres; Lot 10 - 40.91 Acres; Lot 46 · 66.90 Acres and Lot 68- 51.42 Acres). A 365 acre parcel will be given to the town. There will be 40,000 line feet of unpaved road; 18" of gravel, 20' travel way. The applicant has requested a change in the growth ordinance; a workshop session will be scheduled with the Board of Selectmen to review this request. A motion was made by Tim Nelson to accept the revised sketch plan (dated February 2006) for 79 lots. The motion was seconded by Donald Day and unanimously carried.

III. MINUTES OF PREVIOUS MEETINGS

Ø February 15, 2006

A motion was made by David Benton to accept the minutes for the meeting held February 15, 2006. The motion was seconded by Judy Carll and unanimously passed (Tim Nelson abstained)

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø Dennis Boucher, Tax Map 32, Lot 1-6 Front yard setback reduction

Judy Carll made a motion to reconsider the front yard setback reduction request for Dennis Boucher. The motion was seconded by Dave Benton and unanimously carried. In the previous review of the request, the Board did not grant a front yard setback reduction because they assumed the garage could be attached to the house. Patti Berry showed pictures of the home. The garage cannot be attached to the house because there are currently three bedrooms along this side of the home; attaching the garage would block the egress windows for these bedrooms. Based on this additional information, Judy Carll made a motion to reduce the side setback to 10' and the front yard setback to 47' from the easement, as shown on the survey. The motion was seconded by Roland Denby and carried with a 4-1 vote.

VI. COMMUNICATION

A letter was received from the Fire Chief Matthew Bors. The Waterboro Fire Department has adopted the Knox Box Rapid Entry System and has forwarded information on this system to the Planning Board. They encourage the installation of a Knox Box in all new commercial properties.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

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

Approved Date:_____
