

# TOWN OF WATERBORO PLANNING BOARD

*Meeting Minutes  
June 21, 2006  
7:30 P.M.*

## I. ROLL CALL

Board Members Present:     Judy Carll                     Donald Day                     Roland Denby  
  Susan Dunlap                     Tim Nelson                     Teresa Lowell

Board Members Absent:     David Benton

Others Present:             Paul Tebbetts   Ken Lamoreaux             Tina Smith  
  Jonathan Raymond

## II. APPOINTMENTS

Ø     *Setback Reduction - Map 38 Lot 35  
       Paul Tebbetts, 261 West Shore Road*

Paul Tebbetts met with the board seeking a setback reduction in order to construct a 28' x 52' three-car garage on his property. The applicant supplied a site plan showing the distances from the new property lines to the proposed garage. There has been extensive excavation in the area. The property owners bought the adjacent land and have relocated the road and added a strip of land to each of their lots. In the process of the excavating, the applicant's garage was torn down. The applicant would like to relocate the garage due to the placement of the new driveways. The plan provided by the applicant showed the garage sited 105' from the lake; 10' from the Richard property line and 50' from Welch property line. Total lot size is 31,375 sq ft; coverage would be less than 20% at 6,127 sq ft (house 1,111 sq ft, proposed garage 1,456 sq ft, parking area 1,560 sq ft; driveway 2,000 sq ft). There is a wood shed on the Richard property which is currently 15' from the property line. Mr. Tebbetts advised that the septic system is located on the left hand side of the property away from the proposed garage. The Board questioned a right of way that was shown on BH2M plan. The Board scheduled a site walk for Thursday, June 29, 2006 at 6 p.m. at 261 West Shore Road. The Board asked the applicant to stake the proposed garage prior to the site walk.

- Ø ***Setback Reduction - Map 24 Lot 25***  
***Janice Jarosz, Blueberry Road***

The applicant withdrew.

- Ø ***Goodall Medical Office Building***  
***Ken Lamoreaux, The Sheridan Corporation***

Ken Lamoreaux met with the board seeking final approval of the Goodall Medical Office Building site plan. The Board reviewed comments on the peer review from Sevee & Maher R. W. Gillespie & Associates, and Sheridan Corporation, as furnished by the applicant. Sue Dunlap noted that in the June 15, 2006 letter from Sheridan the Disposal System placement was questioned by Sevee & Maher. Tim Nelson noted that the septic system plan must be submitted to the CEO for a state permit and, as a condition of approval, that the applicant also submit a maintenance plan.

Sue Dunlap reviewed the site plan checklist and noted that all requirements have been satisfied.

A motion was made by Tim Nelson to accept the final plans as presented under the condition that the applicant provides an agreement for maintenance and upkeep of the septic system to the LPI. The motion was seconded by Roland Denby and passed with five votes in favor (Teresa Lowell abstained).

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

A motion was made by Teresa Lowell to accept the amended minutes for the meeting held June 7, 2006. The motion was seconded by Roland Denby and passed with four votes in favor (Tim Nelson and Susan Dunlap abstained).

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

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

### **VII. MISCELLANEOUS**

### **VIII. NEW BUSINESS**

## **IX. ADJOURNMENT**

A motion was made by Tim Nelson at 8:30 p.m. to recess the meeting and continue at the site walk on Thursday, June 29, 2006 at 6 p.m. at 261 West Shore Road. The motion was seconded by Teresa Lowell and unanimously carried.