

reduction to place a 24' x 24' garage on their property at 51 Oak Lane. This is a 30,000 sq ft lot in an R Zone. The applicants are requesting a 12' side setback. This would leave 12' between the proposed garage wall and the existing deck. The applicant's contractor advised them that it would be more expensive to attach the garage to the home due to the site work that would be required. Teresa Lowell noted that the measurements on the drawing provided by the applicant do not add up correctly. After discussion, David Benton made a motion that the Planning Board visit the site. The motion was seconded by Teresa Lowell and unanimously carried. The applicants were requested to have the proposed garage site and the property line staked. The Planning Board will meet with the applicants at the site on Wednesday, August 2, 2006 at 6:30 p.m.

Ø ***Setback Reduction - Map 47 Lot 51***
Annette Mahoney for George and Patricia Gagne

The Board met with Annette Mahoney and Paul Wheeler regarding a setback reduction to construct a home on Tax Map 47, Lot 51. This is a 21,703 sq ft lot in an AR Zone. The applicant provided a survey prepared by Stephen Everett and a septic design for a three bedroom home. The applicant is requesting that the board establish a building envelope in order for a home to be placed on the lot. The applicant stated that neighboring lots have been granted variances establishing side setbacks of 23'. After discussion, David Benton made a motion that the Planning Board visit the site. The motion was seconded by Tim Nelson and unanimously carried. The applicants were requested to have a building site (27' including the drip edge) and property line staked. The Planning Board will meet with the applicants at the site on Wednesday, August 2, 2006 at 7:15 p.m.

Ø ***Sketch Plan Application - Stonewall Estates Map 7, Lot 9***
John Hutchins, Corner Post Land Surveying

John Hutchins presented a sketch plan for the Stonewall Estates subdivision. This is a proposed four lot subdivision on the Ossipee Hill Road. The property is owned by Thomas Hay who resides out of state. The subdivision will consist of three lots (80,000 sq ft with 150' frontage) and one lot containing 49.5 acres. John Hutchins stated that the owner currently has one lot for sale which is not part of this subdivision. The owner is interested in retaining the large lot for a possible future subdivision. Sue Dunlap explained that any division of that lot would be considered a revision to this plan and subject to review by the Planning Board.

Teresa Lowell stated that the elevations on the small map do not match those shown on the large map. Sue Dunlap noted that *Individual Sprinkler Systems* will be required (Application Item #27).

The comments from Southern Maine Planning Commission were reviewed. The

applicant requested waivers of *Drainage Plan and Stormwater Management, Soil Erosion and Sedimentation Control Plan, Geologist Report/Hydrogeologic Impact Study*. The board discussed the possibility of granting these waivers and the shared driveways; final decisions will not be made until the preliminary plan and the site walk are completed.

III. MINUTES OF PREVIOUS MEETINGS

A motion was made by Teresa Lowell to accept the minutes for the meeting held June 21, 2006. The motion was seconded by Tim Nelson and carried (Dave Benton abstained).

A motion was made by Teresa Lowell to accept the minutes for the meeting held June 29, 2006. The motion was seconded by David Benton and carried (Tim Nelson abstained).

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø Setback Reduction - Map 38 Lot 35

Paul Tebbetts, address Street 261 West Shore Drive

Mr. Tebbetts met with the board regarding his request for a setback reduction in order to construct a 28' X 52' garage. The lot contains 31,375 sq ft and is located in the AR Zone. The applicant submitted a drawing that located the proposed garage 40' from the Welch property line, 10' from the Richard property line and 105' from the lake. The applicant explained that there is still excavation to be completed at the property; his yard will be lowered approximately 2.5 feet and he will construct a retaining wall approximately 40' long from 4' high tapering down. The Richards driveway will be raised approximately one foot. This will minimize the drop off between the property lines and alleviate the runoff issues.

Mr. Tebbetts explained that his request seems to be in keeping with setbacks normally granted by the Planning Board. Sue Dunlap answered that the Board is struggling because there seems to be an alternative placement for the garage and that the proposed structure is significantly larger than any of the neighboring structures and that does affect the lakeside community atmosphere. Tim Nelson stated that he strongly feels that this should be reviewed by the ZBA.

David Benton made a motion that the conditional use/setback reduction be granted with the following conditions:

Ø A survey be conducted to confirm all measurements prior to any building permits

being issued

- Ø The garage is placed at least 105' from the lake
- Ø Front dripedge of the garage maintain a 40' setback from the Welch property line and be no closer than 10' to the Richard property line
- Ø No living space within this structure
- Ø The structure be no larger than 28' wide by 52' long

The motion was seconded by Roland Denby and passed 6-1 with Tim Nelson opposed.

VI. COMMUNICATION

VII. MISCELLANEOUS

Sue Dunlap noted that the survey for Lake Sherburne properties referenced variances granted in 1987. The ordinance states that variances expire six months from the granting date unless substantial work has commenced. A variance shall not be valid for a longer period of time but may be reissued for two additional years (Section 10.07). Board will request clarification from the CEO.

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by David Benton to adjourn the meeting at 9:50 p.m. The motion was seconded by Tim Nelson and unanimously carried.

Approved Date: _____

