

**TOWN OF WATERBORO  
PLANNING BOARD**

*Meeting Minutes  
August 16, 2006  
7:30 P.M.*

**I. ROLL CALL**

Planning Board

Members Present:	David Benton	Donald Day	Roland Denby
	Teresa Lowell	Tim Nelson	

Members Absent:	Judy Carll	Susan Dunlap
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Others Present:	Paul Brochu	Dorothy Brochu	Paul Wheeler
	Annette Mahoney	Jonathan Mistos	Diane Mistos
	Richard Boissonneault	Susan Boissonneault	

**II. APPOINTMENTS**

Tim Nelson, Vice-Chair, called the meeting to order at 7:35 p.m

**Ø *Setback Reduction - Map 49 Lot 11H  
51 Oak Lane, Paul and Dorothy Brochu***

Paul and Dorothy Brochu reviewed the project. The board conducted a site walk on August 2, 2006. Neighbors have been notified and there is no opposition to the reduced sideline setback for a 24' x 24' garage. Drip edges are 1' each side for an overall width of 26'. Tim Nelson and Teresa Lowell discuss and measure the dimensions as drawn and labeled on the scaled plan. Teresa Lowell motions to approve application to build the garage with the distance between deck and garage drip edge no greater than 12'. Roland Denby seconded and the motion passed unanimously. (See additional information on the following page)

(David Benton joined the meeting at this time.)

**Ø *Setback Reduction - Map 47 Lot 51  
Annette Mahoney and Paul Wheeler***

*for George and Patricia Gagne*

Annette Mahoney and Paul Wheeler, representing the applicants, recap the project requesting two sideline setback reductions to build a 24' wide home with 6" side drip edges for a total width of 25'. Lot is a non-conforming lot of record, approximately 75' wide. The board conducted a site walk, August 2, 2006. Representatives for applicants state they have received septic approval from the state. Discussion of Section 2.08 and previous variances granted by the ZBA in 1987 on lots 4a and 5a; the board is not convinced these variances are still valid. David Benton made a motion to approve the 25' wide home with 24' sideline setbacks for subdivision lot 6a (Tax Map 47, Lot 51). The motion was seconded by Roland Denby and unanimously carried.

Ø *Setback Reduction - Map 35 Lot 1*

*Richard and Susan Boissonneault*

Richard and Susan Boissonneault are requesting a 15' side setback for a garage. Richard hands abutter notices to Tim Nelson. Jon Mistos, abutter on the NE side speaks; he is concerned with drainage onto his property and questions if a survey or site walk has been done. The board scheduled a site walk for September 6, 2006, at 6:30 p.m. The board requests that the applicant mark the four corners of the garage and the lot line. The applicant will be required to have a survey done before approval.

Ø *Setback Reduction - Map 49 Lot 11H*

*51 Oak Lane, Paul and Dorothy Brochu*

Paul and Dorothy Brochu have returned. They state the 12' distance requested was intended to be measured from the steps rather than the deck. Tim Nelson motions to reconsider the decision; Dave Benton seconds and the motion passes unanimously. The plan is reexamined. David Benton motions to approve the application to build the garage with distance between deck and garage drip edge no greater than 16'. The motion was seconded by Roland Denby and passed unanimously.

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

A motion was made by Teresa Lowell to approve the minutes for the meeting held August 2, 2006. The motion was seconded by Donald Day and passed unanimously

(The minutes for the meeting held July 19, 2006, are awaiting review of the tape to clarify a motion.)

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

- Ø *Moratorium on Outdoor Dining - Letter from CEO*
- Ø *Letter to Eva Sawtelle from CEO regarding daycare*
- Ø *Amendments to Chapter 1000, State of Maine Guidelines  
For Municipal Shoreland Zoning Ordinances*

Correspondence is mentioned, Board questions if Eva Sawtelle has responded to letter from CEO regarding the daycare fence.

**VII. MISCELLANEOUS**

General discussion of Section 2.08, variances, setback reductions, conforming and non-conforming lots. The board will discuss at the next meeting, with the full board, to set a workshop with Natalie.

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

A motion was made by David Benton to adjourn the meeting at 8:40 p.m. The motion was seconded by Tim Nelson and passed unanimously.

Approved Date: \_\_\_\_\_

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