

**TOWN OF WATERBORO  
PLANNING BOARD**

***MEETING MINUTES***

***October 18, 2006***

***7:00 p.m.***

**I. ROLL CALL**

Planning Board

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

Others Present:	Paul Roberts	David Lowe	Tina Smith
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Susan Dunlap, Chair, called the meeting to order at 7:00 p.m.

**II. APPOINTMENTS**

- Ø ***Sketch Plan - McLaughlin Subdivision, Tax Map 14, Lots 40I and 40M  
William J. Gallot, Roaring Brook Consultants***

Paul Roberts, Roaring Brook Consultants, addressed the board regarding the proposed McLaughlin subdivision. The 9.78 acre parcel will be divided into four lots. The applicant stated that Starrett Pierce was the original owner of the property and surveyed and sold lots from 1965 to 1990. These lots front on the Pierce Road, a 50' wide private right of way. The plan shows a pond which the applicant proposes to use for storm water detention and as a fire pond. The dimensions of the pond have been deducted from the 80,000 square foot lot. The Board suggested that most likely a cistern will be required.

Documentation from 1990 and 1991 was reviewed by the board stating that these lots were part of an illegal subdivision. The owners of the lots were advised, at that time, that they would need to seek approval as a one-lot subdivision from the Planning Board. After discussion, Tim Nelson made a motion to seek advice from town's legal counsel to see how we should proceed with this request. The motion was seconded by Teresa Lowell and unanimously carried.

- Ø ***Setback Reduction - 16 Betty Lane, Tax Map 32, Lot 1-8  
Gary Shelton***

At the request of the applicant, this item was removed from the agenda.

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

#### **Ø *September 20, 2006***

A motion was made by Teresa Lowell to accept the minutes for the September 20, 2006 meeting. The motion was seconded by Judy Carll and carried 4-0 (Susan Dunlap, Tim Nelson, and David Benton abstained).

#### **Ø *October 4, 2006***

A motion was made by Judy Carll to accept the minutes for the meeting held October 4, 2006. The motion was seconded by Roland Denby and carried 6-0 (Tim Nelson abstained).

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

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

Ø **Notice from SMRPC - Shoreland Zoning Workshop**

Ø **Notice from SMRPC - Boardsmanship Workshop**

### **VII. MISCELLANEOUS**

### **VIII. NEW BUSINESS**

Ø ***Legal Workshop***

***Natalie Burns, Jensen Baird Gardner & Henry***

### **IX. ADJOURNMENT**

A motion was made by Tim Nelson to adjourn the meeting at 7:45 p.m. The motion was seconded by Teresa Lowell and unanimously carried. The Board then began the legal workshop with Natalie Burns.