

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

November 15, 2006

7:00 p.m.

I. ROLL CALL

Planning Board

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

Others Present: Gary Shelton Jarrod Trudeau Tina Smith
 David Lowe

II. APPOINTMENTS

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

Gary Shelton addressed the board regarding a setback reduction in order to construct a garage on his property at 16 Betty Lane. The applicant is seeking a setback reduction to 55' from Betty Lane. The lot size is 54,182 square feet and is located in the AR zone. David Benton made a motion to schedule a site walk, asking that the applicant stake the corners of the proposed building. The motion was seconded by Teresa Lowell. Tim Nelson stated that the applicant can place the garage without moving the existing shed and still meet the setback requirements. David Benton withdrew his motion.

The applicant did not notify his abutters by certified mail and requested that the board table his request. Mr. Shelton stated that he would try to place the garage on the property without getting a setback reduction. The Board will allow his application to be placed on the agenda as old business if he is unable to site the structure and meet setbacks.

Ø ***Setback Reduction***
 Property of Patricia Coffill
 7 Esther Lane, Map 33, Lot 26
 Jarrod Trudeau

The applicant has proposed to remove an existing structure located 52' from the water and construct a camp 60' from the lake using the 30% expansion, as allowed. The property is in the AR zoning district and is located within the Shoreland zone

After discussion, a motion was made by Tim Nelson to approve the new structure as follows:

- Ø must be located at least 60' from the water
- Ø side setback to be at least 10' from the Saulnier property line
- Ø side setback to be at least 15' from the Mazzola property line
- Ø setback to be at least 30' from the right of way
- Ø all measurements are to be from the drip line of the structure
- Ø all measurements are to be confirmed by a surveyor
- Ø expansion to be no more than 30% larger than existing structure and meeting all other state and local codes

The motion was seconded by Teresa Lowell and unanimously carried.

III. MINUTES OF PREVIOUS MEETINGS

Ø *November 1, 2006*

A motion was made by Teresa Lowell to accept the minutes for the meeting held November 1, 2006. The motion was seconded by Judy Carll and carried (Tim Nelson abstained).

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Ø **Letter from Verrill Dana**
filing 80B Complaint for Jane Harriman

Ø **Memo from Selectmen**
Building Committee

The Board reviewed a memo from the Selectmen requesting an appointee from the Planning Board to the Building Committee. This committee will look into the need for a new North Station. The Board appointed David Benton.

Ø **Email from Natalie Burns**
Regarding Starrett Pierce division of land

VII. MISCELLANEOUS

Sue Dunlap shared information from the Shoreland Zoning Workshop she attended. A workshop session will be scheduled for the next meeting to discuss proposed changes to the ordinance.

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Teresa Lowell to adjourn the meeting at 8:20 p.m. The motion was seconded by Tim Nelson and unanimously carried.