

TOWN OF WATERBORO

PLANNING BOARD

Meeting Minutes
February 21, 2007
7:00 p.m.

Susan Dunlap, Chair, called the Public Hearing to order at 7:00 p.m

I. ROLL CALL

Board Members

| | | | |
|----------|--------------|---------------|--------------|
| Present: | David Benton | Judy Carll | Roland Denby |
| | Susan Dunlap | Teresa Lowell | |

Absent: Tim Nelson

| | | |
|-----------------|----------------|---------------|
| Others Present: | William Porter | Roger Lauzier |
| | Tina Smith | David Lowe |

II. PUBLIC HEARING

Ø *Proposed amendment to the Growth Management Ordinance*

This was a follow-up public hearing called to discuss proposed additional changes to the Growth Management Ordinance. At the first hearing, input was received and these changes were incorporated into the proposed amendment. All board members agreed that the new document reflects input received at the first public hearing. There were no members of the public in attendance.

The public hearing was closed at 7:16 p.m

Sue Dunlap advised the board that Don Day has resigned; his resignation was received with regret. The Board of Selectmen has appointed Kurt Clason to the Planning Board.

III. APPOINTMENTS

Ø *Map 36, Lots 1 and 1A - 22 East Shore Road Extension* ***Place foundation under cottage*** ***William D. Porter III***

William Porter addressed the board regarding the placement of a foundation under his

camp located at 22 West Shore Road Extension. The cottage measures 36' X 30' and is approximately 48' from the water. The camp was built in 1961, no changes have been made to the structure since it was built. A septic system was installed in 1991. An 8' x 30' boat house on the property was replaced in 1981 with a 12' X 20' building located about 10' from the water. The board viewed pictures supplied by the applicant.

Teresa Lowell made a motion to approve the application for relocation with the following stipulations:

- Ø Erosion control measures in accordance with best practices
- Ø Revegetation of the site
- Ø No storage of excavation materials on lake side of structure
- Ø Finished grade to be no steeper than current grade
- Ø Structure must not be raised more than 3'
- Ø CEO conducts preconstruction and post construction inspections.

The motion was seconded by David Benton and carried unanimously.

- Ø ***Map 45, Lot 1768 - 67 Fairview Drive***
Setback reduction
Roger Lauzier representing Kathleen Sangillo

Roger Lauzier addressed the board regarding a setback reduction in order to construct a 16' X 24' garage at 67 Fairview Drive. After discussion, Teresa Lowell made a motion that the item be tabled until clarification is received from the CEO. The motion was seconded by David Benton and unanimously carried.

- Ø ***Revised Preliminary Development Plan - Phase I***
Les Bois Carthage
Katherine Joyce, Perkins/Thompson

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

Representatives from the Cemetery Committee were at the meeting and provided a list of cemeteries that are located on the land owned by Les Bois Carthage. The list will be forwarded to Katherine Joyce.

IV. MINUTES OF PREVIOUS MEETINGS

- Ø ***January 24, 2007***

A motion was made by Teresa Lowell to accept the minutes for the meeting held January 24, 2007. The motion was seconded by Judy Carll and unanimously carried.

- Ø ***January 31, 2007***

A motion was made by Teresa Lowell to accept the minutes for the meeting held January 31, 2007. The motion was seconded by Judy Carll and unanimously carried. (Roland Denby abstained from voting, Sue Dunlap voted in favor.)

V. REPORT OF OFFICERS

VI. OLD BUSINESS

VII. COMMUNICATION

Ø *Memo from SMRPC - Subdivision Review Workshop*

Ø *Information from Hollis Planning Board regarding revision to the Hidden Brook subdivision*

VIII. MISCELLANEOUS

A memo was received from the Board of Selectmen regarding a request for funding. A workshop will be set up to discuss reworking the budget to allow funds for the Shoreland Zoning update.

IX. NEW BUSINESS

X. ADJOURNMENT

A motion was made by David Benton to adjourn the meeting at 8:45 p.m. The motion was seconded by Teresa Lowell and unanimously carried.

Approved Date: _____
