

TOWN OF WATERBORO

PLANNING BOARD

Meeting Minutes

March 21, 2007

6:00 p.m. Site Walk

Lakeside Community Church

Board Members Present: David Benton Judy Carll Kurt Clason
Susan Dunlap Teresa Lowell
Others Present: Tina Smith Barry Murry

The applicant staked the location of the building and the property line. No members of the public were in attendance. There was discussion about the location of a crossover culvert on Route 5.

Meeting to continue at Town Hall Annex upon completion of site walk

I. ROLL CALL

Board Members Present: David Benton Judy Carll Kurt Clason
Susan Dunlap Teresa Lowell Tim Nelson

Board Members Absent: Roland Denby

Others Present: Barry Murry Roger Lauzier
David Lowe Tina Smith

II. APPOINTMENTS

Ø ***Lakeside Community Church***

Site Plan

Steve Brook

The following items were discussed:

- Location of the septic system has not yet been determined, may be to the rear of the lot.
- Lighting plan must be submitted
- State Fire Marshall to review plans
- Hydro study being conducted by R. W. Gillespie & Associates
- Septic study being conducted by Al Frick
- Stormwater plan has been submitted to DEP
- Elevation of the back parking lot is 8' above the tiered drive-in
- Town Fire Chief will be asked to attend the next meeting

- Note on plan indicating underground utilities
- Width of Route 5 needs to be added to plan
- Stop sign needs to be located
- Landscaping plan
- DOT entrance permit
- The board will require a peer review of the hydro study

A motion was made by Tim Nelson that the applicant provide an 'As Built' prior to the issuing of the occupancy permit by the CEO. The motion was seconded by Teresa Lowell and unanimously carried. A Public Hearing was tentatively scheduled for April 18th, pending receipt of the open items.

III. MINUTES OF PREVIOUS MEETINGS

Ø February 20, 2007

There was not a quorum of members present to vote.

Ø February 21, 2007

A motion was made by Teresa Lowell to accept the minutes for the meeting held February 21, 2007. The motion was seconded by Judy Carll and carried 4-0 (Teresa Lowell, Judy Carll, David Benton and Susan Dunlap)

Ø March 7, 2007

Corrections were required.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø Map 45, Lot 1768 - 67 Fairview Drive

Setback reduction

Roger Lauzier representing Kathleen Sangillo

Roger Lauzier met with the board regarding a setback reduction to construct a 16' x 24' garage at 67 Fairview Drive. A letter was received from Patti Berry, CEO, stating that this is a nonconforming lot of record in the VR zone. Teresa Lowell questioned when the lot was created; it was part of the Lake Arrowhead subdivision. Based on information provided and the letter from the CEO, David Benton made a motion to allow the sideyard setback to be reduced to 14', measured from the drip edge of the structure. The motion was seconded by Tim Nelson and unanimously carried.

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

Ø Land Use Density - Contract Zoning

(Not discussed, Roland Denby not present.)

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.