

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

April 11, 2007

7:30 p.m.

I. ROLL CALL

Board Members

Present: Judy Carll Kurt Clason Roland Denby
Susan Dunlap Teresa Lowell

Absent: David Benton Tim Nelson

Others Present: Richard and Susan Boissonneault
Jon and Diane Mistos
Steve Horn Paul Roberts
David Lowe Tina Smith

II. APPOINTMENTS

Ø ***Setback Reduction - Map 35, Lot 1***
14 Wagon Wheel Lane
Richard & Susan Boissonneault

The applicants previously met with the board on September 6, 2006. At that site walk and meeting, it was determined that a survey would be required before proceeding with the application process. The applicant submitted a boundary survey dated February 7, 2007, and prepared by Civil Consultants.

Sue Dunlap asked Mr. Mistos if he still had concerns about drainage. Jon Mistos, an abutter to the property, answered that he agreed to the placement of structure as long as it was plotted by a surveyor.

Roland Denby explained that the paper road shown on the plan was not to be obstructed. Municipalities were allowed to take action to eliminate paper roads but Waterboro never followed the procedures required to do so.

After discussion, Kurt Clason made a motion that the Planning Board grant a side setback reduction with the following stipulations:

- Structure must be located at least 100' from the high water mark
- Side setback be reduced to 15' (lot line with Map 35, Lot 2)

- Structure is to be 26' X 26' garage with storage above, no living space
- All measurements are from drip edge of building
- Location of structure to be confirmed by surveyor

The motion was seconded by Teresa Lowell and unanimously carried.

Ø ***Sketch Plan - Property of Gail and Lee Dezan - Map 3, Lot 12-3
West Road
Steve Horne, Middle Branch LLC***

The Board met with Steve Horne regarding the Dezan subdivision. The applicant is proposing to subdivide 33.5 acres into three lots. There will be two building lots of 1.80 acres each and one wood lot of 29 acres. The applicant requested a waiver of the pavement requirements and would like to construct a low volume gravel road. The applicant stated that they have no intention of asking for a building permit for lot 3.

Sue Dunlap reviewed the sketch plan portion of the subdivision checklist. She explained the requirements of the Preliminary Plan (hydro study, road maintenance agreement, contour lines) and that any requests for waivers would be discussed at that time.

Ø ***Preliminary Plan - McLaughlin Subdivision
Pierce Road - Tax Map 14, Lots 40I and 40M
William Gallot, Roaring Brook Consultants***

Paul Roberts from Roaring Brook Consultants met with the board to discuss the McLaughlin subdivision. This is a proposed four lot subdivision of 9.78 acres. Sue Dunlap reviewed the preliminary plan portion of the subdivision checklist noting that the widths of roads were not shown on the plan. The board members expressed their concern over the right to use the existing right of way and who will maintain this road. Information on the status of the road must be determined before the board will schedule the site walk and public hearing.

III. MINUTES OF PREVIOUS MEETINGS

Ø ***February 20, 2007***

Ø ***March 7, 2007***

Ø ***March 21, 2007***

Carried over to next meeting

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

The board discussed applicant's request for waivers, particularly waivers of hydro studies. After discussion, the consensus of the board was that applicants could be given the following option:

- Applicants who state that each lot would not be further divided and only one single family home placed per lot, the board could grant a waiver
- If the applicant would not make the above concessions, the hydro study would be conducted based on the maximum use and density of each lot for that zone

VIII. NEW BUSINESS

Ø Land Use Density - Contract Zoning

Carried over to next meeting.

IX. ADJOURNMENT

A motion was made by Teresa Lowell to adjourn the meeting at 10:15 p.m. The motion was seconded by Kurt Clason and unanimously carried.

Approved Date:_____

