

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

June 6, 2007

7:30 p.m.

I. ROLL CALL

Board members

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

Absent: Tim Nelson

Others Present: John Cote Sandra Cote Christopher Lancaster
Kimberly Lancaster Rita Cote Mark Wyckmans
Donna Wyckmans Roger Lauzier Patti Berry
Tina Smith David Lowe

Susan Dunlap, Chair, called the meeting to order at 7:34 p.m.

Susan Dunlap asked board members about the site walk she was unable to attend. Kurt Clason explained that the board members spent about 40 minutes at the Stonewall Estates subdivision site. He added that the site was well marked. The land slopes away very quickly from the road and driveways may require 6' to 7' of fill to have a 20' area level with the road. There was no public attendance at the site walk or public hearing.

II. APPOINTMENTS

Ø ***Revision to Cathedral Pines Subdivision***
John & Sandra Cote, Map 9, Lot 6-1
24 Bradburn Road

John Cote addressed the board regarding a revision to the Cathedral Pines subdivision. Mr. Cote had agreements for his proposed revision signed by lot owners in the subdivision. The original subdivision for three lots was approved June 1986. One of these lots was divided by divorce decree and this revision would create the fifth lot. Mr. Cote said that this revision will divide his property into a 5.92 acre lot and a 2.92 acre lot. There is currently a doublewide being refurbished on the smaller of his proposed lots.

The board discussed a hydro study. In reviewing the original subdivision file, it does not appear that a hydro study was done. Sue Dunlap stated that developers would be

required to do a hydro study and questioned what options there were. The property is located in the AR zone and the lots are much larger than required by zoning. The applicant stated that he will put only one house on each lot.

After discussion, Judy Carll made a motion to waive the hydro study with the stipulation that Mr. Cote make no further division to these lots and that only one single family house is placed on each lot. The motion was seconded by Kurt Clason and unanimously carried. The applicant must have a mylar prepared for board approval showing the entire subdivision. Notes on the plan must include the division of lot 3 and that the hydro study was waived with the stipulation that there is no further division to these lots (proposed as 6-1A and 6-1B) and that only one single family house is placed on each lot.

Ø ***Conditional Use Permit - Daycare***
Kimberly Lancaster, Map 6, Lot 31-1A
676 Middle Road

Kimberly and Christopher Lancaster addressed the board regarding a daycare facility in their home. They are requesting approval from the state to provide daycare for 12 children.

The board advised that the applicant will need a fence of no less than 4' in height to enclose the outdoor activity area of the facility. The applicant will also need verification from the CEO that the septic system is large enough to handle the additional usage.

The board questioned the site distances from their driveway. Fred Fay will be contacted to see if signs will be required.

The applicant will send notification to their abutters and return for the meeting of June 20, 2007.

Ø ***Relocation of Building***
Rita Cote, Map 39, Lot 8
54 Ina Way

Rita Cote addressed the board regarding relocation of a building in the shoreland zone. The lot contains 1.19± acres and is in the AR zoning district. The applicant has proposed to raze an existing 10' X 22' shed located within 25' of the shoreline. The replacement structure will be 30% larger and situated a minimum of 35' from the shoreline. The existing and proposed structures are three-sided and do not have measured volume.

Patti Berry stated that she visited the site with Kara Moody, DEP. The proposed building will be placed on sauna tubes and will not require much ground disturbance. The area where the existing building is situated will be revegetated. The DEP Permit by Rule was

approved May 29, 2007. The Planning Board verified that the abutters were notified

The board questioned the right of way as shown on the plan. The applicant stated that the road ends at their property line and from that point it is their driveway. Their home is the last one on the road.

After discussion, David Benton made a motion that the Planning Board approve the request to replace the existing building with the stipulation that the new structure be placed no closer than 35' from the shoreline. The motion was seconded by Kurt Clason and unanimously carried.

Ø ***Setback Reduction***
Marc & Donna Wyckmans, Map 49, Lot 11R
40 Hemlock Avenue

Marc and Donna Wyckmans addressed the board regarding a setback reduction to construct a garage on their property at 40 Hemlock Avenue. The building permit had been issued, but the CEO issued a 'Stop Work' order when she visited the site and realized that the structure did not meet the setback from the road. The measurements appear to have been taken from the asphalt.

Sue Dunlap stated that the board would not proceed until a survey was submitted. The board must know how much of a setback reduction is required and this cannot be determined without the survey. The applicant stated that three pins are in place. Sue Dunlap said that all non-conforming lots of record require a survey. The applicant may return when the survey is completed; their application will be reviewed as 'Old Business.

III. MINUTES OF PREVIOUS MEETINGS

Ø ***May 2, 2007***

A motion was made by Kurt Clason to accept the minutes for the meeting held May 2, 2007. The motion was seconded by Teresa Lowell and unanimously carried.

Ø ***May 23, 2007***

A motion was made by David Benton to accept the minutes for the meeting held May 23, 2007. The motion was seconded by Teresa Lowell and unanimously carried.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

The Selectmen's minutes of May 15, 2007, were reviewed by the Board. The selectmen are discussing hiring a town planner. The Planning Board will review job descriptions and discuss at the next meeting.

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by David Benton to adjourn the meeting at 9:35 p.m. The motion was seconded by Judy Carll and unanimously carried.