

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

June 20, 2007

7:30 p.m.

I. ROLL CALL

Board members

| | | | |
|----------|--------------------|-----------------------|------------|
| Present: | David Benton | Kurt Clason | Judy Carll |
| | | Roland Denby | Susan |
| Dunlap | Tim Nelson | | |
| Absent: | Teresa Lowell | | |
| Others: | Kimberly Lancaster | Christopher Lancaster | |
| | Anne Worth | Mark Wyckmans | |
| | Donna Wyckmans | | |
| | Roger Lauzier | Patti Berry | Tina |
| Smith | | | |
| | David Lowe | | |

II. APPOINTMENTS

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

Kimberly Lancaster met with the board to discuss a conditional use permit to operate a daycare for up to 12 children at her home on Middle Road. The applicant provided proof that the abutters were notified of the Planning Board review of the application.

After discussion, a motion was made by Kurt Clason to approve the Conditional Use Permit application of Kimberly Lancaster to operate a day care facility with the following conditions:

- Applicant will maintain state daycare license
- CEO verifies that applicant provided letter from site evaluator that certifies the septic system is large enough to handle the additional usage
- A fence be maintained for the outdoor play area at no less than 4' in height

The motion was seconded by Judy Carll and unanimously carried.

Ø ***Conditional Use Permit - Daycare***
Anne Worth, Map 5, Lot 1
Main Street

Anne Worth addressed the board regarding a conditional use permit to operate a daycare at property located on Main Street (Map 5, Lot 1). The applicant provided proof that the abutters were notified of the Planning Board review of the application. Anne Worth is representing unnamed clients who would like to operate a daycare facility for 40 children; hours of operation will be Monday through Friday from 7 a.m. to 5:30 p.m. They propose to construct a 40' x 80' building including a full kitchen and fenced-in area. The board stated that this would require site plan review.

1.

After discussion, Sue Dunlap made motion to approve the Conditional Use Permit application of Anne Worth to operate a day care facility with the following conditions:

- Applicant will maintain state daycare license
- A fence to be maintained for the outdoor play area at no less than 4' in height and attached to the building with entrance provided.
- A pool will not be allowed at this facility

The motion was seconded by Kurt Clason and carried 5-1 (Tim Nelson opposed).

III. MINUTES OF PREVIOUS MEETINGS

Ø ***June 6, 2007***

A motion was made by Kurt Clason to accept the minutes for the meeting held June 6, 2007. The motion was seconded by David Benton and carried 5-0. (Tim Nelson abstained)

IV. REPORT OF OFFICERS

V. OLD BUSINESS

A motion was made by Tim Nelson to hear the setback reduction request from the Wyckmans' as they did not notify to be placed on the agenda. The motion was seconded by Judy Carll and unanimously carried.

The applicants previously met with the board regarding a setback reduction to construct a garage on their property at 40 Hemlock Avenue, Tax Map 49, Lot 11R. The property is within the R (Residential) zoning district and is a non-conforming lot of record. The applicant provided proof that the abutters were notified of the Planning Board review of the application.

After discussion, a motion was made by Kurt Clason to approve a 26' setback reduction

from the front property line as shown on the plan provided by Sebago Technics; measurements are from the drip edge of the structure. The motion was seconded by Tim Nelson and unanimously carried.

VI. COMMUNICATION

Ø June 8, 2007 Memo from Nancy Brandt, RE: Town Planner

The board discussed the proposed job description for the Town Planner. A memo will be sent to Nancy Brandt with the board's input.

Ø June 12, 2007 Letter from David J. Ballou, RE: McLaughlin Subdivision

Ø May 2007 Expense Report

VII. MISCELLANEOUS

A public hearing was scheduled for July 18, 2007, at 7:30 p.m. to review a request to change uses in the General Purpose Zone.

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Kurt Clason to adjourn the meeting at 9 p.m. The motion was seconded by Tim Nelson and unanimously carried.

Approved Date: _____

