

TOWN OF WATERBORO PLANNING BOARD

MEETING MINUTES

September 5, 2007

7:30 p.m.

ROLL CALL

		Board members	
Present:	Judy Carll	Kurt Clason	Roland Denby
	Susan Dunlap		Teresa Lowell
Absent:	David Benton	Tim Nelson	
Others:	Charles Pierce		Dan Welch
	Patti Berry		
	David Lowe	Tina Smith	

Susan Dunlap, Chair, called the meeting to order at 7:40 p.m.

APPOINTMENTS

Charles Pierce (Map 6, Lot 16-6)
607 West Road
Conditional Use - Used Car Sales

Charles Pierce met with the board to discuss a conditional use application to run a used car business on his property at 607 West Road. The applicant is proposing to use an existing structure and parking area to run a used car sales business. He will be licensed by the state and meet the requirements for a used car dealer; 5,000 square feet of display area, 64 sq ft office area, work area equipped with a basic set of tools, sign. The property is within the (AR) Agricultural Residential zoning district. The Zoning Ordinance requires that this use have direct access to a state-aid highway (West Road). The Planning Board verified that the applicant's abutters were notified.

After discussion, Kurt Clason made a motion to approve the application for a used car business with the following stipulations:

No more than 10 cars are offered for sale at any time

No hazardous materials on site

No parts cars

Six parking spaces to be provided for customers; access and turn around provided so that no vehicles will be backing onto West Road

The motion was seconded by Judy Carll and carried unanimously

Dan Welch (May 38, Lot 12)
98 Logan Circle
Relocation of a structure in the shoreland zone

Dan Welch met with the board regarding his property on Logan Circle. He currently has a structure located 18' from the water. He would like to tear down the existing building, replace it with a new home using the 30% expansion, and locate it 23' from the water

Kurt Clason made a motion to schedule a site walk for Tuesday September 11, 2007, at 6:30 p.m. The motion was seconded by Teresa Lowell and unanimously carried.

MINUTES OF PREVIOUS MEETINGS

June 20, 2007

A motion was made by Kurt Clason to accept the minutes for the meeting held June 20, 2007. The motion was seconded by Roland Denby and carried (Teresa Lowell abstained from voting)

July 28, 2007

A motion was made by Judy Carll to accept the minutes for the meeting held July 18, 2007. The motion was seconded by Roland Denby and carried (Kurt Clason abstained from voting)

REPORT OF OFFICERS

OLD BUSINESS

COMMUNICATION

MISCELLANEOUS

NEW BUSINESS

ADJOURNMENT

At 8:35 p.m., Teresa Lowell made a motion to continue the meeting to Tuesday, September 11, 2007, at 6:30 p.m. in order to conduct a site walk at 98 Logan Circle. The motion was seconded by Kurt Clason and unanimously carried.

MEETING MINUTES

September 11, 2007
6:30 p.m.

(The Planning Board meeting held September 5, 2007 has been continued to September 11, 2007 at 6:30 p.m.)

Dan Welch (Map 38, Lot 12)
98 Logan Circle
Relocation of a structure in the shoreland zone

The meeting was reconvened at Logan Circle to conduct a site walk

Present:	David Benton	Judy Carll	Kurt Clason
	Susan Dunlap		Teresa Lowell
Absent:	Roland Denby	Tim Nelson	
Others:	Dan Welch	Patti Berry	Tina
Smith			

The applicant staked the location of the proposed structure. He would like to locate the new dwelling 23' from the shoreline and meeting the sideyard setback; the building will be 20' from the leach field which was replaced in 2002. Several trees will need to be cut down to relocate the building. The CEO will determine that the project meets the DEP requirements and does not exceed 20% lot coverage and that the proposed structure does not exceed the allowed 30% expansion. The existing building was measured.

A motion was made by Teresa Lowell to adjourn the meeting at 7:15 p.m. The motion was seconded by David Benton and unanimously carried.

Approved Date: _____

