

TOWN OF WATERBORO PLANNING BOARD

MEETING MINUTES

November 28, 2007

7:30 p.m.

ROLL CALL

Board Members

Present: David Benton Judy Carll
Susan Dunlap Tim Nelson

Absent: Kurt Clason Roland Denby Teresa Lowell

Others Present: Glenn Charette Jarrod Trudeau Robert Coffill
Patti Berry David Lowe Tina Smith

Susan Dunlap, Chair, called the meeting to order at 7:30 p.m.

APPOINTMENTS

Waterboro Village Pediatrics - Site Plan

Map 8, Lot 43A - 43 Sokokis Trail

Glenn Charette

Glenn Charette addressed the board concerning the site plan application for Waterboro Village Pediatrics.

Sue Dunlap made a motion to have Dave Benton seated on the board for the remainder of this application's review as there is no question of conflict of interest. The motion was seconded by Judy Carll and passed unanimously (3-0).

Sue Dunlap stated that a site walk or public hearing was not required by the board as this was an expansion of an already permitted project. The only outstanding item is the hydro study. Glenn Charette stated that the study has been updated by Gillespie & Associates.

The results show that the nitrates didn't reach the property line at either the 5 or 10 ml level.

The board calculated the number of parking spaces needed. Based on 4 professionals (4 spaces each) and 8 staff (1 for every three), 19 spaces would be required. Each space must be 200 square feet, paved and marked.

The Board of Selectman will need to accept a performance bond of \$75,000 (based on \$310,000 cost of the project).

A motion was made by Tim Nelson to accept the plan as discussed with the following conditions:

Applicant must be hooked up to public water

19 Paved parking spaces

Performance bond, no greater than 25% of the cost of the project

The motion was seconded by Judy Carll and passed unanimously.

The mylars were not available to be signed; applicant will provide

Setback Reduction - Property of Patricia Coffill

Map 33, Lot 26 - 7 Esther Lane

Jarrold Trudeau

Jarrold Trudeau addressed the board regarding a second setback reduction. The applicant is seeking approval, after the fact, for construction of a paved patio which is 1'6" from abutting property (Saulnier); 11' from abutting property (Mazzola) and 16'8" closer to the lake than the existing structure.

Patti Berry, CEO, stated that during an inspection, she allowed the applicant to place patio pavers in front of the door, but 'don't go crazy.' When she returned for a later inspection, she saw the patio and sent a violation letter.

Sue Dunlap added that this patio encroaches toward the water; the Planning Board allowed the applicant to move the camp to the greatest practical extent. She also stated that a patio was not included in the building permit.

The Board urged the applicant to get a survey done by a professional to include accurate measurements for the building, patio and the high water mark and abutting property lines. The applicant can provide this information to the Planning Board for review, or may apply to the Zoning Board of Appeals.

At 8:50 p.m. Tim Nelson made a motion to adjourn the meeting and move forward with the workshop session. The motion was seconded by Dave Benton and passed unanimously.

Workshop

Planning Board Fees

MINUTES OF PREVIOUS MEETINGS

October 17, 2007

November 7, 2007

There was not a quorum of members present to approve the minutes.

REPORT OF OFFICERS

OLD BUSINESS

COMMUNICATION

Memo from Patti Berry, CEO, regarding amendments to the Zoning Ordinance

MISCELLANEOUS

NEW BUSINESS

ADJOURNMENT

Approved Date: _____
