

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**MEETING MINUTES**

**December 19, 2007**

**7:30 p.m.**

**ROLL CALL**

Board Members

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

Absent:                        Roland Denby                Tim Nelson

Others Present:       Douglas Mooers               Scot Link                Roger Chick  
                             Jean Chick                Jim Katsiafiacas        Patti Berry  
                             David Lowe

Susan Dunlap, Chair, called the meeting to order at 7:32 p.m.

**APPOINTMENTS**

***Setback Reduction - Jim Toothaker***

***Map 33 Lot 16-2 - 164 East Shore Road***

***Douglas Mooers of ABC Construction***

Douglas Mooers addressed the board. He is representing Jim Toothaker, the property owner. The applicant is proposing to add a 14' x 40' lean to on the existing 30' x 50' garage. This addition is to be used for boat storage. The applicant is asking for a side yard setback reduction to 15'.

The records show that a permit was issued in 1994 to build the existing garage. The Planning Board had allowed a front setback reduction to 25'; the structure was to meet the 35' side and rear setbacks. It appears that the existing structure was built in violation of these setbacks. The board needs an opinion from the town attorney before they can grant an additional setback reduction to a building already in violation.

The board discussed the paper roads shown on the plan. Patti Berry stated that the rights of way still exist (20 years from 1997). Sue Dunlap would like to see evidence that the neighboring lots are not served by these paper roads.

Kurt Clason made a motion to table the application until the applicant provides additional

information (ownership of abutting parcels, possibility of Selectmen vacating road). The motion was seconded by Teresa Lowell and unanimously carried.

***Site Plan Review- L&M Floors & More***  
***Map 19 Lot 15 - 961 Main Street***  
***Scot Link***

Scot Link addressed the board regarding the site plan application. They are proposing a retail floor store with 1900 square feet of customer area and two employees (old TK Machine building) at 761 Main Street. The lot is located in the Village zone. Most of the lot is paved with the exception of the septic area. There is a fence on the back property line which is owned by an abutter. The applicant has been working with the Fire Department and Code Enforcement Officer.

Sue Dunlap reviewed the checklist noting the following

- ü Needs street widths for Route 202 and Ansel Drive
- ü Specifications for lighting plan
- ü Note on plan stating that snow removal will not affect abutters
- ü It will be the responsibility of the applicant to keep the fence abutting rear of property in satisfactory condition
- ü Signature block to be added to plan

The applicant is to provide an updated plan to be reviewed at the next board meeting.

***Site Plan - Lakeside Community Church***  
***Map 13, Lot 51-1 - 1248 Sokokis Trail***

Patti Berry stated that Lakeside Community Church is asking for an extension to put in the secondary tank for the sprinkler system. They propose to have the tank installed before the June 30, 2008 deadline. The primary tank and fire alarms have been installed.

After discussion, a motion was made by Teresa Lowell to approve the request based on the recommendation from the Fire Chief and extend the date to comply for installation of the secondary tank to June 30, 2008. The motion was seconded by Kurt Clason and unanimously carried.

***Final Subdivision Plan - Bernard Heights Phase 1***  
***Map 17 Lot 4T-14 and Map 14 Lot 44T***  
***Jim Katsiaficas - Perkins/Thompson***

Jim Katsiaficas met with the board to discuss the Bernard Heights subdivision.

The Board of Selectmen did not accept the performance guarantee he proposed. He stated that this is the standard form as provided by Hartford Insurance. The town attorney advised him that it doesn't adequately protect the town. They will continue to work on an agreement.

The Board questioned whether the subdivision needs to be reviewed by DEP. The Little Ossipee Landing subdivision was a portion of this property and would exceed the 15 lot limit for site location review. The applicant will confirm the date of approval of the previous subdivision. He stated that this subdivision will be reviewed by DEP for storm water permit.

The applicant stated that the outstanding items have been addressed. Waivers have been added to the plan. Drainage easement and buffers have been shown on the plan and added to the declarations and covenants. Maintenance of stormwater management has been added to covenants.

Sue Dunlap reviewed the subdivision checklist and noted that the only outstanding item was the performance bond.

Judy Carll made a motion to approve the Bernard Heights Phase I subdivision plan pending an agreement to be reached between the applicant and the Board of Supervisors on the performance bond for the project. The motion was seconded by Kurt Clason and unanimously carried.

## **MINUTES OF PREVIOUS MEETINGS**

### ***October 17, 2007***

A motion was made by Teresa Lowell to accept the minutes for the October 17, 2007 meeting. The motion was seconded by Judy Carll and unanimously carried.

### ***November 7, 2007***

A motion was made by Kurt Clason to accept the minutes for the November 7, 2007 meeting. The motion was seconded by Judy Carll and unanimously carried.

## **REPORT OF OFFICERS**

## **OLD BUSINESS**

## **COMMUNICATION**

## **MISCELLANEOUS**

**NEW BUSINESS**

**ADJOURNMENT**

A motion was made by Kurt Clason to adjourn the meeting at 9:25 p.m. The motion was seconded by Judy Carll and unanimously carried.

Approved Date: \_\_\_\_\_

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