

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

April 16, 2008

7:30 p.m.

I. ROLL CALL

Board Members

Present:	David Benton	Judy Carll	Kurt Clason
	Teresa Lowell		

Absent:	Roland Denby	Susan Dunlap	Tim Nelson
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Others Present:	Cal Lewis	John Kustron	Tom Ursia
	Patti Berry	David Lowe	Tina Smith

Kurt Clason called the meeting to order at 7:35 p.m.

II. APPOINTMENTS

Ø ***Cal Lewis***

Map 17, Lot 6-1

Reduce road width requirement

Cal Lewis met with the board regarding his property on Nathan Smith Road (off Chadbourne Ridge Road). In order to get a building permit, he needs to improve the road to meet town specs. This is a newly created lot (not a lot of record) on an unimproved discontinued road. Mr. Lewis proposed to build the road 14' to 16' wide. According to the Street Design Ordinance, a low volume road should be 18' wide. However, this requirement may be waived by the Planning Board.

Judy Carll asked how far the applicant's driveway is from Chadbourne Ridge Road; applicant stated it is 700 to 800' and added that he will not be living there in the winter. This is a hunting camp and will not have power. Kurt Clason stated that he is concerned about the next owner.

It was the consensus of the board that there are other properties that have similar circumstance and would like an opinion from the fire chief on the road width requirements. Teresa Lowell made a motion that the application be placed on the next agenda after the applicant receives information from the fire chief. The motion was seconded by Dave

Benton and carried unanimously.

Ø *Maine Lions*
Map 4, Lot 24A
Conditional Use Permit

John Kustron met with the board to discuss a conditional use permit to operate a wood working shop. The property is located at 813 Main Street and is owned by the Town of Waterboro; Maine Lions are the leaseholders. There is currently a 30' x 48' building on the property that is used for storage. The applicant would like to modify the building and use a portion of it as wood working shop to build PET (Personal Energy Transportation). The applicant stated that the Board of Selectmen had no concerns and supports the program.

The property is located in the Village Zone and Section 3.04.02 of the zoning ordinance requires a conditional use permit for fabricating, manufacturing, light industrial activities and facilities with less than five thousand (5,000) sq. ft of work area

David Benton made a motion to grant the conditional use permit. The motion was seconded by Judy Carll and carried unanimously.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø *Dezan subdivision (sign plan)*

VI. COMMUNICATION

Ø *Letter from Limerick Planning Board re: DEP workshop*

Board members will attend the DEP workshop in Limerick on Wednesday, May 21, 2008 at 7 p.m.

Ø *Financial Report – July to February*

VII. MISCELLANEOUS

VIII. NEW BUSINESS

Ø *Workshop*

IX. ADJOURNMENT

A motion was made by David Benton to adjourn the meeting at 8:18 p.m. The motion was seconded by Judy Carll and carried unanimously.

Approved Date:_____
