

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES
August 20, and August 27, 2008

August 20, 2008
7:30 p.m.

I. ROLL CALL

Board Members

Present:	David Benton	Judy Carll	Kurt Clason
	Teresa Lowell		

Absent:	Susan Dunlap	Roland Denby	Tim Nelson
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Others Present:	Jack Seery	Bridget McCallum	Frank Oliva
	Gary Moreau	James Earl	Dean Look
	Karen Cummings	Sandra Leeman	Robert Leeman
	Tammy Jo Girard	Tom Ursia	Patti Berry
	Tina Smith	David Lowe	

Kurt Clason, acting chair, called the meeting to order at 7:30 P.M.

II. APPOINTMENTS

➤ ***Frank Oliva***
Waterboro Public Library

Frank Oliva, of Oliva Architects, addressed the board regarding the plans for the new library. He presented an architectural rendering and scale model of the proposed structure. Jack Seery added that they are working to get funding approved at the June 2009 town meeting and have a timeline to start construction in the fall of 2009.

➤ ***James Earl (Gary Moreau)***
Dean Drive Map 40, Lot 9A
Setback Reduction

Gary Moreau addressed the board regarding a setback reduction for Map 40, Lot 9A. He stated that the applicant bought the property in 1967. A site plan was prepared by Steve Everett showing the proposed setbacks for the structure. They are 11.5' to the side lines, 37' to the right of way; this will place the structure more than 100' from the water.

Teresa Lowell noted that the proposed septic system was within 28' of the abutter's well. Gary Moreau stated that the well was drilled after the septic plan was designed.

Board members decided to conduct a site walk on Wednesday, August 27, 2008 at 6:30 p.m. Applicant was asked to stake the lot lines and corners of the proposed building.

➤ ***Sandra Leeman***
189 West Shore Road Map 34, Lot 12
Relocation of structure in shoreland zone

Bob Leeman addressed the board regarding a 30% expansion and relocation of the structure. The applicant is proposing to move the existing structure located 10.5' from the water to 11; the sideyard setbacks will remain unchanged. The house will be raised 3'.

Board members decided to conduct a site walk on Wednesday, August 27, 2008 at 7:15 p.m. Applicant was asked to stake the lot lines and corners of the proposed building.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Tom Ursia, Town Planner, reported the following:

- Working on CIP with department heads who submitted documents; training session in three weeks; plan to be submitted to Board of Selectmen on November 3
- Continuing to work with Road Review and Library projects
- Reminder that a special town meeting will be held September 9 to approve town funding for the Rural Road initiative - West Road project

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 8:30 p.m. Teresa Lowell made a motion to continue the meeting to August 27, 2008 at 6:30 p.m. The motion was seconded by Judy Carll and carried unanimously.

August 27, 2008

➤ **6:30 p.m. Site Walk**
James Earl (Gary Moreau)
Dean Drive Map 40, Lot 9A
Setback Reduction

Board Members

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

Absent:	Roland Denby	Tim Nelson
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Others Present:	Gary Moreau	James Earl	Dean Look
	Abutter	Patti Berry	Tina Smith

Board members walked the site and located the property lines and proposed structure corners. Kurt Clason used a laser to measure the nearest structures on abutting lots. It was 31'10" to the shed on Cummings' property; 27' to oil tank on Look's property (house would be slightly further). The measurement to the back property line was 63'.

Abutters questioned if expansion of the building would need to follow 30% rule. It was stated that the building could be expanded because it was more than 100' from the water, but would need to meet setbacks as determined by the board.

➤ **7:15 p.m. Site Walk**
Sandra Leeman
189 West Shore Road Map 34, Lot 12
Relocation of structure in shoreland zone

Board Members

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

Absent:	Roland Denby	Tim Nelson
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Others Present:	Bob Leeman	Sandra Leeman
	Patti Berry	Tina Smith

Board members walked the site, noting location of proposed house and leach field. The applicant is proposing to raise the structure 3'. Board members questioned the possibility of turning the septic tank in order to move the structure further from the water. The system has a variance to allow the tank 5' from the house.

At 7:35 Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Teresa Lowell and passed unanimously.

Approved Date: 10-15-2008

Teresa Lowell

Judith Carl

Dawn Berlow

[Signature]