

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES
October 1 and October 2, 2008

October 1, 2008
7:30 p.m.

I. ROLL CALL

Board Members

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

Absent:	Roland Denby	Tim Nelson
---------	--------------	------------

Others Present:	Joe Vitko	Jeff Lennon	Charlie Brown
	Doug Foglio	Alicia Fiske	Tom Ursia
	Patti Berry	Tina Smith	David Lowe

Sue Dunlap, chair, called the meeting to order at 7:35 p.m.

II. APPOINTMENTS

- ***Setback Reduction***
Map 38 Lot 32F – 267 West Shore Road
Joseph E. Vitko, Jr.

Joe Vitko addressed the board regarding a setback reduction in order to construct a garage. He explained that the West Shore Road has been excavated and his lot has been enlarged. The proposed structure is outside of the 100' setback from the lake. The applicant is proposing to share a driveway with an abutter, using 10' from both sides of the lot line. His existing house is 4' from the property line. The applicant provided proof that the abutters were notified.

The board scheduled a site walk for October 2, 2008, at 6:00 p.m. The applicant was asked to stake the corners of the proposed structure and the property line.

➤ *Site Plan Review – Sylco Cabinetry*
Map 4 Lot 30A (portion) - Main Street
Charlie Brown – Sebago Technics

Charles Brown, Sebago Technics, addressed the board regarding a site plan application for Sylco Cabinetry. The applicant has an existing business located at the intersection of Routes 202 and 5 and is proposing to move to a new facility. The proposed structure will be located on Main Street, near Architectural Glazing, on a portion of the property currently owned by Doug Foglio. The Maine DOT entrance permit has been approved; this access will be shared with other portions of the property. This will minimize the impervious surface. The applicant would like the site work and paving completed before the paving plants close for the season. Charlie Brown explained that the lot drops off from the road to a wetland and stream at the rear of the site. The proposed structure maintained all of the setbacks required in the zone. The applicant will use public water; there is an existing hydrant shown on the plan. The septic tank is located in the rear of the building; the field is located in the front of the building. The system is designed for 300 gallons per day.

The Planning Board members reviewed the site plan check list noting the following:

- ✓ Letter received from Lt Mike Fraser, Waterboro Fire Marshall
- ✓ There will be an internal Dust Collection system
- ✓ The spray booth is NFPA compliant; vented to rear of building;
- ✓ Hours of operation for cabinet shop will be 8 a.m. to 4 p.m. Monday through Friday; Showroom hours will be 9 a.m. to 5 p.m. Monday through Friday and 9 a.m. to 1 p.m. on Saturday
- ✓ No hazardous waste is currently generated by this business
- ✓ Water district has been in contact with applicant
- ✓ Project is outside of the well head protection zone
- ✓ Charlie Brown stated that no vernal pools were found on the site

The board discussed the storm water management plan. Tom Ursia suggested that peer review was not necessary. Sue Dunlap stated that she would like the stormwater plan looked at by someone else and disagrees that the planner should make the call on stormwater management adequacy. Teresa Lowell made a motion for peer review of the stormwater management plan. The motion failed for lack of a second.

The board discussed setting up a site walk and public hearing. Mike Hammond questioned why the project needed a public hearing. Sue Dunlap stated that abutters were notified of this project but a public hearing gives others the opportunity to find out what the project is and have input.

Kurt Clason made a motion to schedule a site walk for Wednesday October 15, 2008 at 6 p.m. The motion was seconded by Teresa Lowell and passed unanimously. The public hearing was scheduled for 7 p.m. at the Town Hall Annex following the site walk. The

applicant was asked to stake the four corners of the proposed structure, clearing limits, driveway entrance, edge of pavements and wetlands.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Tom Ursia, Town Planner, reported the following:

- ✓ Anticipates a signed agreement with the DOT within the next three days for the West Road project. Between now and next spring will watch to see what happens with the bond market; if the town can't secure the bond, we default look for bond in another source or go to arbitration
- ✓ Deadline for CIP is November 3

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Teresa Lowell made a motion to continue the meeting to tomorrow night at 6 p.m. at the Vitko property on West Shore Road. The motion was seconded by Judy Carll and passed unanimously.

October 2, 2008

➤ **6:00 p.m. Site Walk**
Joseph E. Vitko, Jr.
267 West Shore Road , Map 38, Lot 32F
Setback Reduction

Board Members

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

Absent:	Roland Denby	Tim Nelson
---------	--------------	------------

Others:	Joe Vitko
---------	-----------

The board members and the applicant met at the site at 6:05 p.m. The site was walked and property lines and proposed structure corners were located. Teresa motioned to approve the application as submitted with no less than 10' sideline setback, measured to the drip edge, and 75' front setback. The motion was seconded by Judy Carll and passed.

At 6:20 p.m. Kurt motioned to adjourn the meeting. The motion was seconded by Dave Benton and passed.

Approved Date: 11/19/08

Mary Munlap

David R. Benton Sr

Judith Carll

Teresa Lowell

