

**TOWN OF WATERBORO**  
***PLANNING BOARD***  
***MEETING MINUTES***  
***April 6, 2011***

**Site Walks**

***6:30 p.m. 107 Silas Brown Road***  
***Map 41, Lot 21***  
***Relocation of structure in shoreland zone***

***6:45 p.m. 21 Courtney Lane***  
***Map 33, Lot 40***  
***Relocation of structure in shoreland zone***

**Meeting to resume at Town Hall Annex after site walks**

**I. ROLL CALL**

Board Members

Present:	Frank Allen	Judi Carl	Kurt Clason
	Andy Cote	Tim Neill	Tim Nelson

Others Present:	Craig Fredericks	Pam Witman	Dale Witman
	Steve Everett	Patti Berry	Tina Smith
	David Lowe		

Tim Nelson, chair, called the meeting to order at 7:10 p.m. Board members attended site walks at 107 Silas Brown Road and 21 Courtney Lane prior to the meeting.

**II. APPOINTMENTS**

- ***21 Courtney Lane***  
***Map 33, Lot 40***  
***Relocation of structure in shoreland zone***  
***Craig Fredericks***

Craig Fredericks addressed the board regarding a setback reduction for his property at 21 Courtney Lane, Map 33 Lot 40. The applicant is proposing to raise the existing camp and place a foundation under it not raising the existing structure by more than three feet. He also proposed to add a deck to the side and front of the structure and a mudroom to the front of the structure. He is requesting a setback reduction for the frontyard; lakeside and sideyard setbacks can be met.

After discussion, Judi Carll made a motion that the Planning Board approves the request to place a foundation under the existing building raising the structure no more than 3'; the addition to the structure to be no closer than 30' to the front property line as shown on the plan. The board determined that the proposed structure will be moved to the greatest practical extent. The motion was seconded by Frank Allen and passed unanimously.

- ***107 Silas Brown Road***  
***Map 41, Lot 21***  
***Relocation of structure in shoreland zone***  
***Pam & Dale Witman***

Steve Everett addressed the board regarding a setback reduction for the Witman property located at 107 Silas Brown Road, Map 41 Lot 21. The applicant is proposing to remove the existing camp and replace it with a new structure as noted on 'Existing Conditions Survey' dated April 2011.

After discussion, Judi Carll made a motion that the Planning Board approves the request to remove the existing building and locate the proposed structure as shown on the Existing Conditions Survey' prepared by Steve Everett and dated April 2011. The Board determined that the proposed structure will be moved to the greatest practical extent. The motion was seconded by Frank Allen and unanimously carried.

### **III. MINUTES OF PREVIOUS MEETINGS**

### **IV. REPORT OF OFFICERS**

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

#### ***Comments from Town Planner***

The town planner provided board members with a description of alternative approaches to performance bonds.

### **VII. MISCELLANEOUS**

### **VIII. NEW BUSINESS**

## **ADJOURNMENT**

Kurt Clason made a motion to adjourn the meeting at 7:35 p.m. The motion was seconded by Judi Carll and passed unanimously.

Approved Date: 6-1-11

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IX.

*Workshop with Board of Selectmen  
and Waterboro Water District*