

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

October 15, 2014

7:00 p.m.

I. ROLL CALL

Board Members

Present: Tim Neill Andy Cote Judy Carll Dwayne Prescott
 Frank Allen Kurt Clason

Absent:

Others Present: Travis Letellier Armand Desrochers Patrick Burns Tim Laffin
 Rebecca & Richard Doucette Stephen Everett Phil Gendron
 Raymond Berard Bob Gage

The meeting was called to order at 7:02 p.m. by Tim Neill, Chair.

II. APPOINTMENTS

- ***Setback reduction request by Laurie Davis, Map 47 Lot 113, 59 Long Causeway.*** Steve Everett represented Laurie and provided an overview of the project. The Planning Board asked questions regarding the request. Kurt Clason requested a staked site walk. After hearing Burns' and Laffin's request a site walk is scheduled for October 25, 2014 at 9am. The Site Walk will start at the Davis property.
- ***Relocation/Setback Reduction – Armand Desrochers, Map 29 Lot143 – 21 Desrochers Lane.*** Armand Desrochers provided an overview of the project. The Planning Board asked questions and determined that they could not approve the project as presented and determined that the project was incomplete. Mr. Desrochers could return to the Planning Board with a plot plan outside of the 100 foot setback from the lake and the fee would be waived.
- ***Relocation/Setback Reduction – Richard Doucette Map 32 Lot 28 – 87 Amy Lane*** Richard Doucette gave an overview of the proposed building request. The Planning Board asked questions. Tammy Bellman will email prior CEO Mark Mitchell regarding approving the demolition and re-building within the 100 foot shoreland setback. Re-schedule Mr. Doucette for the November 5, 2014 Planning Board agenda.
- ***Setback reduction request by Patrick Burns, Map 47 Lot 33*** –Patrick Burns gave an overview of the potential proposal for the land on Map 47 Lot 33. Kurt Clason requested a staked site walk. After hearing Burns' and Laffin's request a site walk is scheduled for October 25, 2014 at 9am. The Site Walk will start at the Davis property.
- ***Setback reduction request by Tim Laffin, Map 47 Lot 32*** –Tim Laffin gave an overview of the potential proposal for the land on Map 47 Lot 32. Kurt Clason requested a staked site walk. After hearing Burns' and Laffin's request a site walk is scheduled for October 25, 2014 at 9am. The Site Walk will start at the Davis property.
- ***Setback reduction request by Raymond Berard, Map137 Lot 74 – 158 Chadbourne Ridge Road*** – Raymond Berard gave an overview of the proposed project. The Planning

Board asked questions. Kurt Clason made the motion to approve as proposed with the front setback to 60 feet. Frank Allen seconded the motion. Voted. 6 – 0 passed.

- ***Informational – Dollar General Map 13 Lot 68 – Chadbourne Ridge Road and Sokokis Trail*** - Bob Gage from Dollar General Corporate Office presented the proposed business/building proposal. A 9,100 square foot building, built on 2 acres parcel that is zoned village. Frank Allen concerned with posting Chadbourne Ridge Road in the spring that they will not be able to receive deliveries. Tammy Bellman obtained the weight limit of 26,000 pounds when the road is posted. Deliveries will be received only one time per week where the trucks will only be on site approximately 1 hour before the store is open for the daily business. Dollar General agreed to move the historical building that is currently located on the parcel. Judy Carll will provide a list of building movers to Bob Gage. Bob will check on the availability of putting an ATV/snow mobile trail around the back and side of the business. DEP has been contacted for the culvert that will need to be installed.

Bob Gage requested that they be allowed to return for final approval on November 5, 2014 contingent upon DEP approval.

III. MINUTES OF PREVIOUS MEETINGS

- Frank Allen made a motion to approve the minutes as written for the meeting held October 1, 2014. The motion was seconded by Dwayne Prescott and carried 6-0.

IV. REPORT OF OFFICERS

None.

V. OLD BUSINESS

- ***Change of Zone Request Form*** – Public Hearing set for November 19, 2014 at 7p.m.
- ***Joint meeting with the Road Review Committee and Planning Board*** –Tim Neill stated that it was productive meeting and once the changes have been incorporated into the Driveway Ordinance it will be sent to the Town Administrator and Natalie Burns, Town Attorney

VI. Communication

None.

VII. Miscellaneous

- Kurt Clason made the motion to suspend setback reductions until a decision has been made on Section 2.08 by the Board of Selectmen. Andy Cote seconded the motion. No discussion. Voted. 6- 0 passed.
- Workshop - October 29, 2014 at 7p.m. there will be a workshop for a discussion on the Little Ossipee Lake Campground expansion community concerns and a workshop on

design standards. Tammy will send out the email and any documents that have been received since the Public Hearing on the campground expansion. Invites will be sent to include Department of Public Works Director, Fire Chief, Northeast Civil Solutions, Mr. and Mrs. Bozza, Planning Board, and Town Planner. Tom Ursia, Town Planner will provide sample design standards to review.

VIII. New Business

➤ None.

IX. ADJOURNMENT

At 8:59 p.m. Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Dwayne Prescott and carried unanimously.

Approved Date: _____

_____	_____
_____	_____
_____	_____
