

**TOWN OF WATERBORO**  
***PLANNING BOARD***  
***MEETING MINUTES***  
***September 23, 2015***  
**7:00 p.m.**

**I. ROLL CALL**

Board Members

Present: Kurt Clason Katy Mann Lee Nelson Judi Carll Dwayne Prescott Judy Wirth

Absent:

Others Present: Danny Albert Steve Everett Harold Jamieson Tammy Bellman

Kurt Clason called the Planning Board meeting to order at 7:01pm.

Kurt Clason reviewed the Agenda item.

Kurt stated that a quorum has been reached by the Planning Board with the members present.

**II. APPOINTMENTS**

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- **Dan Albert – Map 39 Lot 3 – 40 Connolly Point – Setback Reduction/Relocation Primary Structure in Shoreland** – Steve Everett came to the podium to give an overview of the Albert project thus far. Changes – new information brought to our attention; last meeting 24 x 36 moved back 4 feet and meet the 20% lot coverage – Dan had agreed to this at the meeting; after the plan was re-done he did not want to go to 20% - would lose too much. Steve called DEP for their in-put on this situation – 20x34 to 24x36 and move 4 feet back; any developed area would be legally permitted on or before 1991, however, Town of Waterboro Ordinance is more strict. Steve went on with belief of investigation. Steve talked with Glenn Charette, CEO, trying to decide if Waterboro Ordinance 20% does include developed areas. My point is if State willing to approve this then Town should approve until the town's new shoreland zone has been approved by the Town. This part has not ever been enforced – since 1991 lot coverage has not been looked at nor looked at; as the Town goes forward – if Town adopts State view of lot coverage at least that is how the State looks at it – the States version would not have been more restrictive than Chapter 1000 of today. If new structure is less more non-conforming:
  1. Not closer to the water – would be 24x36 feet and 4 feet further back from the water;
  2. Not more percentage of coverage than today; and

3. Removing the front patio and the walkway - 27% current plan in front of you.

Glenn – lot coverage includes the two decks. Steve countered with front deck being removed and walkway, replace mortar and stone wall move 4 feet back, front area will be grass. Danny commented that Mike Morse was in favor of this as not increasing the volume; Danny offered to remove the paved right-of-way and Mike responded with this will be an interesting situation. Glenn – the letter from Mike does not have much weight on your decision – only look at Town of Waterboro Zoning; reconstruction increases the non-conformity of the lot; need a plan showing the move back and the additional changes; Planning Board would need to allow going over the 20%; dropping to 23% does bring it into more conformance; Planning board will use the same criteria going forward.

Glenn would like to see more information on the plan, include the current plan and then a separate one with the changes, show the calculations, larger map detail – 11x17 size. Kurt agreed along with floor plan area. Planning Board have a percentage to go to for their approval? Further discussion ensued.

Glenn read Article 10 Zoning Board of Appeals Section 10.04.3.3 Additional Variance Standards: A variance, if granted, should necessitate only a slight departure from the stated requirements of an ordinance, usually not exceeding a fifteen (15) percent increase or decrease from the stated requirements. Therefore – if they go to 23% would meet the ordinance.

Kurt – place on Planning Board meeting for October 7, 2015 to continue.

## **VI. COMMUNICATION**

- Kurt offered a brief summary of the Water District presentation/workshop on September 21, 2015: The workshop had information on the capacity/expansion status now and by 2020; 2020 through 2030 serious problems; Sebago Technics looked at 6 well sites locations: Roberts Ridge, Shakerland, Roland Denby's property; Town of Waterboro property; Transfer Station; Bakers. Big aquifer at end of townhouse road would cover both ends of town. Early October to respond back. More wells and tank to be able to supply both home owners/businesses and fire department. Infrastructure bears directly on community members.

## **VII. MISCELLANEOUS**

## **VIII. NEW BUSINESS**

## **IX. ADJOURNMENT**

- Judy Wirth made the motion to adjourn at 8:05pm. Judi Carll seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

Approved Date: \_\_\_\_\_

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