

PLANNING BOARD AGENDA

January 5, 2005

7:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

**7:00 p.m. – Public Hearing for South Waterboro Baptist Church on Map 7
Lot 70**

Bonnie Wickham – Request for screening at Sully's Resturant

Harold and Ann Blake – Subdivision Amendment for Map 4 Lot 6

SAD 57 – Final Plan Review for Middle School

III. MINUTES OF PREVIOUS MEETINGS

December 15, 2004

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

Reminder – Joint meeting with Water District January 7, 2004 at 7 p.m

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
Planning Board
Notice of Public Hearing
January 5, 2005 7:00 p.m.**

The Town of Waterboro Planning Board will hold a public hearing at the Town Hall on January 5, 2005 at 7:00 p.m. The purpose of this hearing is to review an application from South Waterboro Free Baptist Church to construct a new church on Map 7 Lot 70, located on Sokokis Trail. The plans may be viewed during normal business hours in the code enforcements office.

Chairman,

Susan Dunlap

**WATERBORO PLANNING BOARD
NOTICE OF PUBLIC HEARING**

The Waterboro Planning Board will hold a public hearing on February 2, 2005 at 7:00 p.m. at the Town Hall. The purpose of this meeting is to discuss articles that are being considered for town meeting including: an increase in the Planning Board fee schedule, additions to the subdivision regulations promoting internal roads, changes to the site plan regulations promoting buffer zones and internal roads for abutting businesses and other details regarding the above mentioned changes.

**Susan Dunlap
Chairman, Waterboro Planning Board**

PLANNING BOARD

Town of Waterboro

NOTICE OF WORKSHOP

The Waterboro Planning Board will hold a workshop on January 10, 2005 at 7:00 p.m. The purpose of this workshop will be to discuss items to be brought to town meeting and will be held in the main meeting room.

Chairman,
Susan Dunlap

PLANNING BOARD AGENDA

January 19, 2005

7:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

7:30 p.m. – Sketch Plan Les Bois Carthage – 19 Lot Sub on Map 11 Lots 66T & 67T, Map 14 Lots 43T, 44T & 45T and Map 17 Lots 66T & 67T

Keith Montpass – Setback Reduction on Map 28 Lot 39

Doug Foglio Jr. – Sketch plan – 20 Unit cluster subdivision on Map 1 Lot 31T

III. MINUTES OF PREVIOUS MEETINGS

December 15, 2004

January 5, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Harold and Ann Blake – Subdivision Amendment for Map 4 Lot 6

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

PLANNING BOARD AGENDA

February 2, 2005

7:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

7:00 p.m. – Public Hearing – Planning Board Fees & Subdivision Regulations

7:30 p.m. – Final Plan review – Corner Post Land Surveying, Inc and Michael Gallo Map 3 Lot 58

Plans are available for viewing at the office

**8:00 p.m. – Sketch Plan 4 lots “Selah Subdivision”
Brad Elliott Map 6 Lot 33**

III. MINUTES OF PREVIOUS MEETINGS

January 5, 2005

January 19, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Free Baptist Church Map 6 Lot 33 – Sign final plans

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

30 % Expansions: Map 45 Lot 1355 Sanfason, Christina
 Map 31 Lot 15 Ferraris, Nicholass & Margurite

IX. ADJOURNMENT

PLANNING BOARD

Town of Waterboro

February 16, 2005
7:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

7:00 p.m. – Conditional Use Permit, Mineral Extration Operation –
Douglas Foglio Sr., Map16 Lots 1, 4 and 9T (**Plans can be viewed at the
office**)

7:30 p.m. Richard and Lisa Bradeen – Sketch plan review Subdivision
Map 4 Lot 12A (**Plans can be viewed at the office**)

III. MINUTES OF PREVIOUS MEETINGS

Approve and Sign: January 5, 2005 & January 19, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

30% expansions: Map 45 Lt 1355 Sanfason, Christina
Map 31 lot 15 Ferraris, Nicholas & Margurite

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

PLANNING BOARD

Town of Waterboro

NOTICE OF PUBLIC HEARING

The Town of Waterboro Planning Board will hold a public hearing at the Town Hall on Wednesday, March 2, 2005 at 7:00 p.m. The purpose of this hearing is to review an application from Doug Foglio, Sr. for a Conditional Use Permit for a Mineral Extraction Operation in North Waterboro further noted as Map 16 Lots 1, 4 and 9T, Sokokis Trail Rte 5. A site walk has also been scheduled for Saturday, February 26 at 9:00 a.m.

The plans may be viewed during normal business hours in the code enforcement office.

Chairman,

Susan Dunlap

PLANNING BOARD

Town of Waterboro

AGENDA
March 2, 2005
7:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

7:00 p.m. PUBLIC HEARING, Mineral Extraction Operation – Douglas Foglio Sr., Map16 Lots 1, 4 and 9T
8:00 p.m. Oakwood Ridge Subdivision Map 3 Lot 16

III. MINUTES OF PREVIOUS MEETINGS

January 5, 2005	January 19, 2005
February 2, 2005	February 16, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Letter from Robert & Irmgard Linscott, abutters to Mineral Extraction Application

VII. MISCELLANEOUS

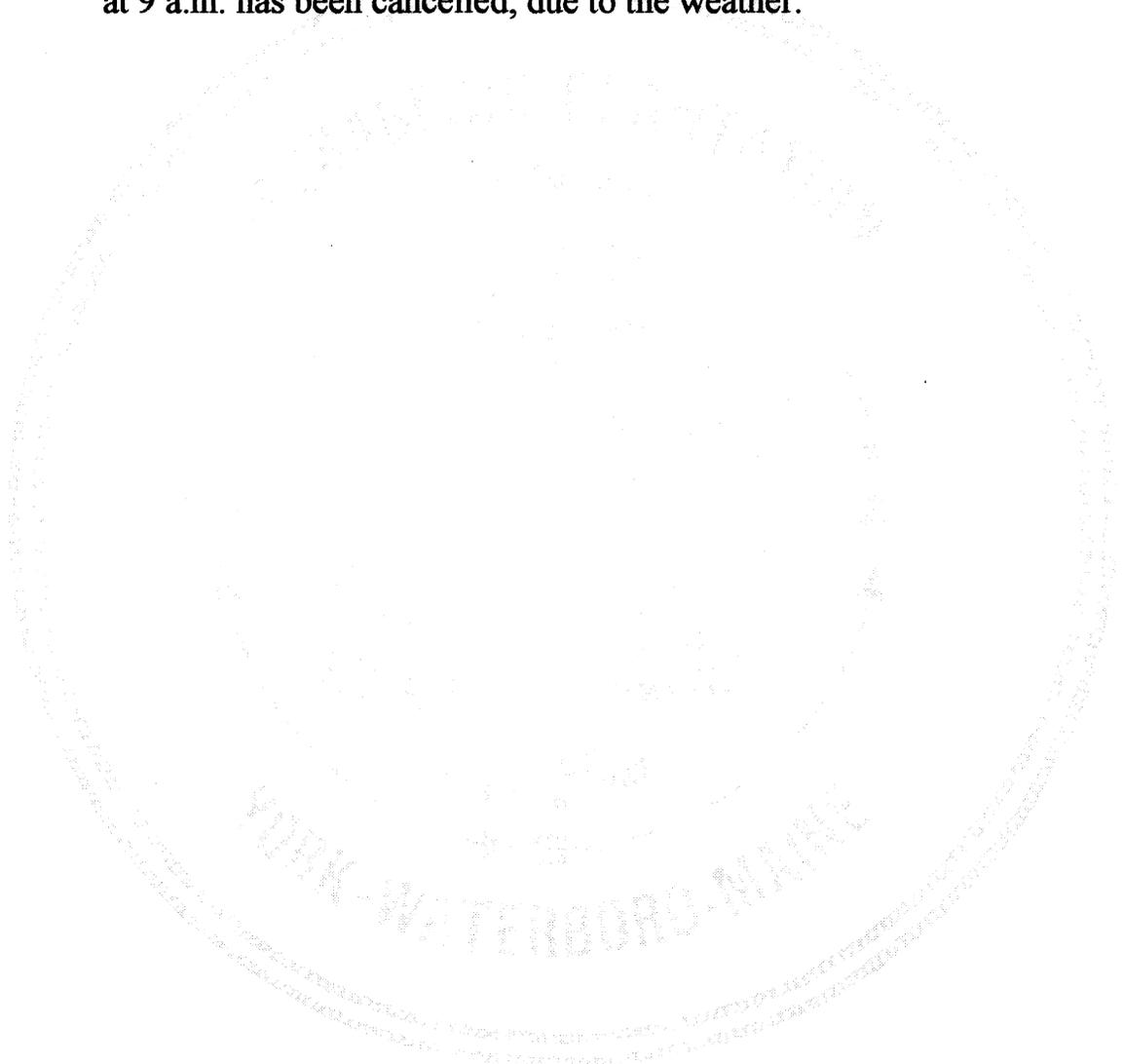
VIII. NEW BUSINESS

IX. ADJOURNMENT

PLANNING BOARD
Town of Waterboro

SITE WALK CANCELLED

The Town of Waterboro Planning Board site walk of property located on Star Hill Road and scheduled for Saturday, March 12, at 9 a.m. has been cancelled, due to the weather.



PLANNING BOARD

Town of Waterboro

AGENDA
March 16, 2005
7:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

7:00 p.m. PUBLIC HEARING, Oakwood Ridge Subdivision Map 3 Lot 16

7:30 p.m. Private Cemetary – Jack E. Haubois, Jr. Map 4, Lot 45A

7:45 p.m. Oakwood Ridge Subdivision – Final Plan Approval Map 3, Lot 16

III. MINUTES OF PREVIOUS MEETINGS

February 2, 2005

March 2, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

- Letter from Dearborn Construction, Intent to File
- Letter from Patti Berry, CEO to Michael Park, Map 41, Lot 30
- Expense/Revenue Summary Report

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

PLANNING BOARD

Town of Waterboro

The Town of Waterboro Planning Board will conduct a site walk on Saturday, March 26, 2005, at 9:00 a.m. at property located on Star Hill Road (Map 3, Lot 16) to review the Oakwood Ridge subdivision proposed by Edward Benway. (Snow date is Saturday, April 2, 2005)

Susan Dunlap,

Chairman

PLANNING BOARD

Town of Waterboro

Notice of Public Hearing

The Town of Waterboro Planning Board will hold a public hearing at the Town Hall on Wednesday, April 6, 2005, at 7:00 p.m. The purpose of this hearing is to review proposed changes to the Site Plan Review Ordinance, Land Subdivision Regulations and Growth Management Ordinance.

These proposed changes may be viewed during normal business hours in the Code Enforcement office.

Chairman,

Susan Dunlap

PLANNING BOARD

Town of Waterboro

AGENDA
April 6, 2005

I. ROLL CALL

II. APPOINTMENTS

7:00 p.m. PUBLIC HEARING

Proposed changes to the Site Plan Review Ordinance, Land Subdivision Regulations and Growth Management Ordinance

7:30 p.m. Informational Meeting with Jeff Amos, Sebago Technics

RE: Goodall Hospital Medical Office Building, Map 5, Lot 52

III. MINUTES OF PREVIOUS MEETINGS

March 16, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Letter from Peggy L. McGehee of Perkins, Thompson, Hinckley & Keddy
RE: Genest Concrete Works, Inc. (dated 3/23/05)

Letter from Natalie L. Burns to Peggy L. McGehee
RE: Genest Concrete Works, Inc. (dated 3/25/05)

Memo from J. T. Lockman, Southern Maine Regional Planning Commission
RE: Birch Woods, Final Plan

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
April 20, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Amended Subdivision Plan – West Hill II**
- **Final Subdivision Plan – Birch Woods**
- **Final Subdivision Plan – Oakwood Ridge**

III. MINUTES OF PREVIOUS MEETINGS

April 6, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
May 4, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Bradley Merrill (Map 21, Lot 36A) – Set back reduction**
- **Janice K. Jarosz (Map 24 Lot 25) – Set back reduction**
- **John Caramihalis - Winslow Meadows Sketch Plan**

III. MINUTES OF PREVIOUS MEETINGS

- **April 20, 2005**

IV. REPORT OF OFFICERS

V. OLD BUSINESS

- **Matt Brooker – West Hill II Amendment**
- **Ed Benway – Oakwood Ridge Final Subdivision Plan**

VI. COMMUNICATION

- **Letter to Patti Berry from Natalie Burns, Jensen, Baird, Gardner & Henry, dated 4-20-05 regarding cluster subdivisions**

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

AGENDA Notes for Sue
May 4, 2005 at 7:30 p.m.

I. ROLL CALL

Sue, please ask guests to fill out sign-in sheet

- *Kurt is at a Public Hearing in Limerick, will be here after 8 p.m.*
- *Tim Nelson had another meeting to attend*

II. APPOINTMENTS

- **Bradley Merrill (Map 21, Lot 36A) – Set back reduction**
Doug Foglio said he would be making this presentation

- **Janice K. Jarosz (Map 24 Lot 25) – Set back reduction**

*Letters from landowners/abutters: Menelly
(everyone has copies of these Zifcak
letters, but Menelly also LeClerc
sent only one copy of the Pennisi
large maps, so you'll have to Picard
share) Riley*

*ALSO, received a phone call from Rena Coleman (phone 363-8885 owns Lot 24); said she didn't have time to write but wanted to voice her opinion, thinks allowing this building would harm water quality.
Butch Gannett thought the Planning Board might want to schedule a site walk*

- **John Caramihalis - Winslow Meadows Sketch Plan**

III. MINUTES OF PREVIOUS MEETINGS - April 20, 2005 original enclosed

IV. REPORT OF OFFICERS

V. OLD BUSINESS

- **Matt Brooker – West Hill II Amendment**

*Wants to divide lot 1 into 1A and 1B
Letter from Chief Birkemose*

- **Ed Benway – Oakwood Ridge Final Subdivision Plan**

Avery Road Maintenance Covenant

(Sue, you asked me to look into Perry's subdivision; attached is copy of info from Star Estates subdivision approved by the Planning Board 1-8-03 with a 50' right of way on Avery Road)

There's more.....see next page

VI. COMMUNICATION

- **Letter to Patti Berry from Natalie Burns, Jensen, Baird, Gardner & Henry, dated 4-20-05 regarding cluster subdivisions**
*Sue, I have the mylar of the Ossipee Landing Cluster Subdivision
I'm not sure whether you want to sign or not after your telephone conversation with Natalie (if you had one)*

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Sue,

Other things you wanted to talk about:

Cluster subdivision (Ossipee Landing)

Schedule a workshop for ordinance changes

Martel subdivision (Hollis) Roland & Everett were going to site walk

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
May 18, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Troy Jipson (Map 17, Lot 9C) – Setback reduction**
- **Helene Boucher-Daney (Map 3, Lot 62-2) – Conditional Use**
- **Sketch Plan – Sand Crossing (Map 1, Lot 26T)**

III. MINUTES OF PREVIOUS MEETINGS

May 4, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
June 1, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Winslow Meadows (Map 8, Lot 23-1)
John Caramihalis**
- **Alden Pines Condominiums (Map 1, Lot 31T)
Doug Foglio, Jr.**

III. MINUTES OF PREVIOUS MEETINGS

May 18, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Proposed Ordinance Changes

VI. COMMUNICATION

Letter from Charles L. Brown, Sebago Technics
Dated May 17, 2005 RE: Foglio, North Waterboro Pit

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
June 15, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

7:30 p.m. Public Hearing

- **Alden Pines Condominiums (Map 1, Lot 31T)
Foglio Land Development Co., LLC**

- **Janice K. Jarosz (Map 24, Lot 25) – Setback reduction**

III. MINUTES OF PREVIOUS MEETINGS

June 1, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Proposed Ordinance Changes

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
July 20, 2005
7:30 p.m.*

I. ROLL CALL

II. PUBLIC HEARING – 7:30 P.M.

Selah Subdivision

III. APPOINTMENTS

- **Selah Subdivision (Map 6, Lot 33) - Preliminary Plan
Brad Elliott**
- **Winslow Meadows (Map 8, Lot 23-1) – Preliminary Planning Board
~~John Caramihalis~~
Ryan Cloutier, SGC Engineering**

IV. MINUTES OF PREVIOUS MEETINGS

July 6, 2005

V. REPORT OF OFFICERS

VI. OLD BUSINESS

**Gary Shelton (Map 32, Lot 1-8) Setback reduction, 16 Betty Lane
Letter from Natalie Burns, Jensen, Baird, Gardner & Henry**

VII. COMMUNICATION

VIII. MISCELLANEOUS

IX. NEW BUSINESS

X. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
August 3, 2005
7:30 p.m.*

- I. ROLL CALL**
- II. PUBLIC HEARING – 7:30 P.M.**
Ossipee Hill Terrace
- III. APPOINTMENTS**

**➤ Ossipee Hill Terrace – Map 4, Lot 12A
Robert & Lisa Barden**
- IV. MINUTES OF PREVIOUS MEETINGS**

July 20, 2005
- V. REPORT OF OFFICERS**
- VI. OLD BUSINESS**
- VII. COMMUNICATION**
- VIII. MISCELLANEOUS**
- IX. NEW BUSINESS**
- X. ADJOURNMENT**

TOWN OF WATERBORO PLANNING BOARD

AGENDA
August 17, 2005
7:00 p.m.

I. ROLL CALL

II. PUBLIC HEARING – 7:00 P.M.

The purpose of this hearing is to receive public comment regarding a possible zone change to the General Purpose District, as requested by the Board of Selectmen. Under consideration is the area along Route 5 between the Center Waterboro Village District and the East Waterboro Village District.

III. APPOINTMENTS

- **Jake Preyl (Map 24, Lot 24)**
Setback reduction, Restful Way
- **Selah Subdivision (Map 6, Lot 33) - Preliminary Plan**
Brad Elliott

IV. MINUTES OF PREVIOUS MEETINGS

August 3, 2005

V. REPORT OF OFFICERS

Election of Officers

VI. OLD BUSINESS

VII. COMMUNICATION

VIII. MISCELLANEOUS

IX. NEW BUSINESS

X. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
September 7, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Selah Subdivision (Map 6, Lot 33) – Final Plan
Brad Elliott**
- **Butch Gannett – School Project – Alfred Road Entrance**

III. MINUTES OF PREVIOUS MEETINGS

August 17, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Letter from Brian & Lori Gagne

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
September 21, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Ossipee Hill Terrace (Map 4, Lot 12A) – Preliminary Plan
Lisa and Robert Barden**
- **Winslow Meadows (Map 8, Lot 23-1) – Preliminary Plan
John Caramihalis**
- **Workshop
General Purpose Zone
Road Standards**

III. MINUTES OF PREVIOUS MEETINGS

September 7, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**TOWN OF WATERBORO
PLANNING BOARD**

October 5, 2005

- **Joint meeting with the Lyman Planning Board**
- **Meeting begins at 7:00 p.m. at the Lyman Town Office**
- **Review of the Bartlett Pines Subdivision Phase III**

**TOWN OF WATERBORO
PLANNING BOARD**

*AGENDA
October 19, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- **Setback reduction
Mark & Elaine Noonan, Map 45, Lot 1421**
- **Setback reduction
Sunnyside Cottages, Map 28, Lot 17A**
- **Preliminary Plan
Sand Crossing Subdivision, Map 1, Lot 26T**
- **Final Plan
Birch Woods Subdivision, Map 11, Lot 17**

III. MINUTES OF PREVIOUS MEETINGS

September 21, 2005
October 5, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

- **Preliminary Plan
Ossipee Hill Terrace, Map 4, Lot 12A**

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

TOWN OF WATERBORO PLANNING BOARD

AGENDA
November 2, 2005
7:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

- Setback reduction
Mark & Elaine Noonan, Map 45, Lot 1421
- Relocate existing building within Shoreland Zone
Anthony & Kathleen Manfredi, Map 38, Lots 38 and 39
- Preliminary Plan – Bernard Heights East/Bernard Heights West
Les Bois Carthage, Map 11, Lots 66T and 67T;
Map 14, Lots 43T, 44T and 45T; Map 17, Lot 4T

III. MINUTES OF PREVIOUS MEETINGS

October 19, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Winslow Meadows – Peer Review
Sevee & Maher Engineers, Inc.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

TOWN OF WATERBORO PLANNING BOARD

*AGENDA
November 16, 2005
7:30 p.m.*

I. ROLL CALL

II. APPOINTMENTS

- Gayle Carter, Todd Smith, Jill Smith, Map 41, Lot 28
Rebuilding two camps in the Shoreland Zone
- Franklin Tarbox, Map 32, Lots 71Z and 71L
Setback reduction to build garage
- Winslow Meadows Final Plan, Map 8, Lot 23-1
John Caramihalis
- Amendment to Riverbend subdivision, Map 13, Lot 56
Lynn Johnson

III. MINUTES OF PREVIOUS MEETINGS

November 2, 2005

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Letter from Jennifer Roberts, abutter to Ossipee Hill Terrace

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT