

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**MEETING MINUTES**  
**November 5, 2008**

**6:30 p.m.      *Site Walk - Lake Arrowhead Realty***  
***Map 21 Lot 22 - 1579 Goodwins Mills Road***  
***Julie Bayley, Michelle Fournier***

Board Members

Present:            David Benton            Judy Carll  
                         Kurt Clason              Teresa Lowell

Absent:             Roland Denby           Susan Dunlap           Tim Nelson

Others Present:   Michelle Fournier      Julie Bayley            Shawn Cahill  
                         Patti Berry              Tina Smith

Attendees viewed location of the structure, property lines and proposed parking spaces.

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**7:30 p.m.      *Town Hall Annex***

**I.      ROLL CALL**

Board Members

Present:            David Benton            Judy Carll              Kurt Clason  
                         Teresa Lowell            Tim Nelson

Absent:             Roland Denby           Susan Dunlap

Others Present:   Sandy Binette           Leo Binette              Clement Desforges  
                         Michelle Fournier      Julie Bayley              Tom Ursia  
                         Patti Berry              Tina Smith                David Lowe

Tim Nelson, acting chair, called the meeting to order at 7:30 p.m. Kurt Clason explained that board members conducted a site walk at 1579 Goodwins Mills Road. Board members met with the owners and measured clearances on the sides of building. The applicant did not pin the property lines. The west side of the building is 10' from the property line and tapers in; the structure is 11' from the fence line. Board members expressed concern about the metal roof dumping snow on the proposed parking spaces. Property is 87' deep; cars parked in front of the building appeared to be in the right of way of the road. A new site drawing was submitted by the applicant.

**II.      APPOINTMENTS**

➤ ***Sandy Binette***  
***Zoning Ordinance Change***

Sandy Binette explained that she submitted a zone change request to the Board of Selectmen. Ms. Binette is requesting a change in Waterboro Center to expand the Village Zone on properties that are currently zoned Agricultural/Residential. She stated that the AR zone does not meet the needs of the current businesses and properties that lie within this zone.

Board members questioned extending the village zone to the lake because of the higher density it would allow and suggested that only properties that front on Route 5 or Townhouse Road should be rezoned. After discussion, board members and the applicant agreed that the zoning change request should include only the following lots: Map 28 - Lots 3, 4, 5, 10, 31, 33, 33A, 35, 38 and 39. Teresa Lowell made a motion to conduct a public hearing on this matter on December 3, 2008. The motion was seconded by Judi Carll and passed unanimously.

- ***Conditional Use Permit***  
***Map 8 Lot 40 – Roberts Ridge Road***  
***Evan Dolbec***

Application was removed from the agenda because the applicant did not notify the abutters.

- ***Setback Reduction***  
***Map 47 Lot 189 – 46 Log Cabin Lane***  
***Clement Desforges***

Clement Desforges addressed the board seeking a setback reduction in order to construct an addition to an existing shed. The applicant is seeking a reduction of the 35' required setback to 30'. The property is a non-conforming lot of record within the AR (Agricultural & Residential) zoning district. The applicant provided proof that the abutters were notified of the Planning Board review of the application.

Kurt Clason made a motion to allow the applicant to construct an 8' x 20' addition to the existing shed. The setbacks are to be measured from the drip edge of the building; the rear setback is to be no less than 30'. The motion was seconded by Judi Carll and passed unanimously.

- ***Amended Plan – Star Estates Subdivision***  
***Star Hill Road***  
***John Perry***

Applicant did not attend the meeting. After discussion, Teresa Lowell made a motion to postpone review until further notice. Planner is to contact the applicant. The motion was seconded by Kurt Clason and passed unanimously.

- III. MINUTES OF PREVIOUS MEETINGS**
- IV. REPORT OF OFFICERS**
- V. OLD BUSINESS**

**VI. COMMUNICATION**

Tim Nelson read a public notice of intent to file submitted by Sheridan Corporation for the Goodall Professional Park, Phase II.

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

Teresa Lowell made a motion to adjourn the meeting at 8:17 p.m. The motion was seconded by Judy Carll and passed unanimously.

Approved Date: Jan 21, 2009

Teresa Lowell

Judy Carll

[Signature]

David R. Benland Sr.

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