

Planning Board
February 17, 2021

The February Planning Board meeting was called to order at 7:02 p.m. Members present were Charles Tarbell, Ray Merrill, Ted Gerber, Nick Archer, Recording Secretary Cindy Kimball, and Chairman Colin Holme, along with Code Enforcement Officer John Bell.

The first item on the agenda was a review of the January minutes. Nick made a motion to accept them as written. Charles seconded the motion and the vote was 5-0 in favor.

Second on the agenda was Richie and Dottie Morse with a revisit of their SZ application on McWain Pond. They were previously planning to purchase a 35' strip of abutting land to keep the existing building at its current location and put a foundation underneath it. The new plan moves the building and the driveway to comply with setbacks as well as put a foundation under it with no need to purchase the land. A discussion was held regarding the difference between an easement and right of way, in regards to the house setback from the main road. The only deeded right of way is the back lot line which does not change the plan presented. John noted that this rework of the plan is big improvement over the previous plan and is more conforming as well. Nick made a motion to accept the SZ application as presented. Ray seconded the motion and the vote was 5-0 in favor. The PB members will visit the Town Office to sign the original plans.

Next on the agenda was Brian Edwards with his application for construction off Island Pond Road. Brian took his application to the Appeals Board to request driveway construction to be off Island Pond Road instead of Temple Hill Road. The DEP determined that the driveway construction did not meet hardship criteria and it would be more harmful to the environment to bring the driveway in from Temple Hill Road. The construction company doing the driveway work has been in business for years, is well respected, highly competent and will address water drainage when putting the driveway in. Nick made a motion to accept the application as presented. Ray seconded the motion and the vote was 5-0 in favor.

The next item on the agenda was a discussion about Resource Protection zoning issue. Colin noted there is a piece of land along Crooked River, route 118, in Resource Protection and the land owner has approached John regarding building a house on this land. Colin said there are reasons for land to be designated RP including the habitat of the land, steep slopes, wetlands or flood zones, and that taking a piece of land out of RP would involve a lot of work for the town. It would require engineering and surveying completed to locate detailed floodways. The PB determined they should wait to address RP if and when an application is submitted for construction in one of the RP areas.

Next on the agenda Nick led a discussion regarding abandoned buildings in town. He inquired if there is an ordinance on the clean up of them if they pose a danger or threat, or is the Selectmen or CEO in charge of them? John said he gets a small number of requests each year and has a few pending. Ted noted that he would like to see such buildings cleaned up to protect the character of Waterford. Colin said that the PB is a review board and this would typically be dealt with by the Selectboard. The topic will be researched and revisited at a future meeting.

Nick made a motion to adjourn the meeting at 7:49 p.m. Ted seconded the motion and the vote was 5-0 in favor.

Respectfully submitted,

Cindy Kimball