

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

January 6, 2021

6:30p.m.

**There will be no Planning Board meeting on
January 6, 2021**

**The next scheduled Planning Board meeting is
scheduled for January 20, 2021**

Upcoming Meetings		
January 20,2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
February 3, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

January 20, 2021

6:30p.m.

**There will be no Planning Board meeting on
January 20, 2021**

**The next scheduled Planning Board meeting is
scheduled for February 3, 2021**

Upcoming Meetings		
February 3, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
February 17, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
February 3, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- December 2, 2020
- December 16, 2020
- January 6, 2021
- January 20, 2021

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

Workshop Items:

- Delaying signatures on minutes until further notice (Refer to Gary Lamb email)
- Discuss possible workshops for the creation of Solar Array Ordinance (refer to Gary Lamb & Dennis Abbott emails)
- Discuss possible workshops for amendments to the Zoning Ordinance (Solar Arrays)
- Discuss Village Zoning
- Discuss Signs Article 6

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- December 2, 2020
- December 16, 2020
- January 6, 2021
- January 20, 2021

Upcoming Meetings		
February 17, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
March 3, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
February 17, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ February 3, 2021

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

HEP Energy Waterboro

- Updated plans & submissions
- Discuss potential 2nd Public Hearing regarding Survey

Discuss / Vote minute Signatures

V. COMMUNICATION

VI. MISCELLANEOUS

Workshop Items:

➤ Waterboro Solar Ordinance Draft

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ February 3, 2021

Upcoming Meetings		
March 3,2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
March 17, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

March 3, 2021

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- February 3, 2021
- February 17, 2021

III. NEW BUSINESS & PUBLIC HEARINGS

- Joint meeting with the Town of Hollis Planning Board on FOMEZ Development LLC
 - Deering Ridge Road 25 Lot Cluster Sketch Review

IV. OLD BUSINESS

HEP Energy Waterboro

- Updated plans & submissions
- Discuss potential 2nd Public Hearing regarding Survey

Discuss / Vote minute Signatures

Discuss Confirming Attendance

V. COMMUNICATION

VI. MISCELLANEOUS

Workshop Items:

- Waterboro Solar Ordinance Draft

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- February 3, 2021
- February 17, 2021

Upcoming Meetings		
March 3,2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
March 17, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
March 17, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ March 3, 2021

III. NEW BUSINESS & PUBLIC HEARINGS

➤ **Cyndy Dumond & John Wilkinson on behalf of Regina & Ivory Libby**
Ivory Hills Subdivision - Roberts Ridge Road 3 Lot Subdivision Sketch Review

IV. OLD BUSINESS

➤ **HEP Waterboro SPV, LLC**
○ **FOF**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

WORKSHOP: Solar Ordinance

Upcoming Meetings		
April 7, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
April 21, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
April 7, 2021
6:30p.m.

There will be a workshop held on
April 7, 2021
to discuss the Solar Array Ordinance / Alternative
Energy Source Ordinance.

The next scheduled Planning Board meeting is scheduled
for April 21, 2021

Upcoming Meetings		
April 21, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
May 5, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
April 21, 2021
6:30p.m.

**There will be a workshop held on
April 21, 2021
to discuss the Final Draft of the Solar Array Ordinance /
Alternative Energy Source Ordinance.**

**The next scheduled Planning Board meeting is scheduled
for May 5, 2021**

Upcoming Meetings		
May 19, 2021	Planning Board Meeting Public Hearing 5:30pm	6:30pm @ Townhall Annex Selectmen's Meeting Room
June 2, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
May 5, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. NEW BUSINESS & PUBLIC HEARINGS

- Public Hearing Alternative Energy / Solar Ordinance

IV. OLD BUSINESS

- Cindy Dumond & John Wilkinson on behalf of Regina & Ivory Libby
Ivory Hills Subdivision - Roberts Ridge Road 3 Lot Subdivision Preliminary Review

V. COMMUNICATION

VI. MISCELLANEOUS

- Planning Board By Law Amendment Introduction

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- March 17, 2021

Upcoming Meetings		
May 19, 2021	Planning Board Meeting Public Hearing	6:30pm @Townhall Annex Selectmen's Meeting Room
June 2, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
May 19, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. NEW BUSINESS & PUBLIC HEARINGS

- Public Hearing Ivory Hills Subdivision

IV. OLD BUSINESS

- Cindy Dumond & John Wilkinson on behalf of Regina & Ivory Libby
Ivory Hills Subdivision - Roberts Ridge Road 3 Lot Subdivision Final

V. COMMUNICATION

VI. MISCELLANEOUS

- Discuss process improvements for public hearings (Gary Lamb)

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Workshop: Planning Board By Law Amendments

Upcoming Meetings		
June 2, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
June 16, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
June 2, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. NEW BUSINESS & PUBLIC HEARINGS

- Public Hearing Ivory Hills Subdivision – Roberts Ridge Road
Regina & Ivory Libby

- 746 Sokokis Trail – Marijuana Grow Only Facility
Jim Wersakas - Developer
Andy Morrell – BH2M

IV. OLD BUSINESS

- Cindy Dumond & John Wilkinson on behalf of Regina & Ivory Libby
Ivory Hills Subdivision - Roberts Ridge Road 3 Lot Subdivision Final

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
June 2, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
June 16, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
June 16, 2021
6:30p.m.

SITE WALK: 5:30PM at 746 Sokokis Trail, E. Waterboro

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

- 746 Sokokis Trail – Marijuana Grow Only Facility
Jim Wersakas - Developer
Andy Morrell – BH2M

IV. NEW BUSINESS

V. OLD BUSINESS

- 746 Sokokis Trail – Marijuana Grow Only Facility
Jim Wersakas - Developer
Andy Morrell – BH2M

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **May 5, 2021**
- **May 19, 2021**
- **June 2, 2021**
- **FOF Ivory Hills Subdivision**
- **Ivory Hills Subdivision Plan**

Upcoming Meetings		
July 7, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room

July 21, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
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TOWN OF WATERBORO
PLANNING BOARD

AGENDA
July 7, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ June 16, 2021

III. PUBLIC HEARING

IV. NEW BUSINESS

➤ Election of Officers

V. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ FOF – 746 Sokokis Trail, Marijuana Grow Only

Upcoming Meetings		
July 21, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
August 4, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
July 21, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ June 16, 2021

III. PUBLIC HEARING

IV. NEW BUSINESS

➤ Election of Officers

V. OLD BUSINESS

➤ FOF – 746 Sokokis Trail, Marijuana Grow Only

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ FOF – 746 Sokokis Trail, Marijuana Grow Only

Upcoming Meetings		
August 4, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
August 18, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
August 4, 2021
6:30p.m.

- I. ROLL CALL**
- II. MINUTES OF PREVIOUS MEETINGS**
 - July 21, 2021
- III. PUBLIC HEARING**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**
- V. COMMUNICATION**
- VI. MISCELLANEOUS**
- VII. ADJOURNMENT**
- VIII. ITEMS NEEDING SIGNATURE**

Upcoming Meetings		
August 18, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
September 8, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
August 18, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- July 21, 2021

III. PUBLIC HEARING

IV. NEW BUSINESS

- Ordinance Changes – Michael Gilpatrick, Code Enforcement
- Lee Jay Feldman
 - Zoning Amendment re: Bulk Fuel Storage
 - Contract Zoning – Concept Review

V. OLD BUSINESS

V. COMMUNICATION

- Jensen Baird Seminar
- MMA Seminar – Holiday Inn by the Bay

VI. MISCELLANEOUS

- Date Corrections for September Planning Board meetings

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
September 1, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
September 15, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
September 1, 2021
6:30p.m.

Workshop w/ Board of Selectmen: 5:00 – Subdivision Amendment Request

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ July 21, 2021

III. PUBLIC HEARING

➤ **AR Zone Amendment – Bulk Propane Storage**

IV. NEW BUSINESS

V. OLD BUSINESS

➤ **AR Zone Amendment – Bulk Propane Storage**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
September 15, 2021	Planning Board Meeting Public Hearing	6:30pm @Townhall Annex Selectmen's Meeting Room
October 6, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
September 15, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- July 21, 2021
- August 18, 2021
- September 1, 2021

III. PUBLIC HEARING

- AR Zone Amendment – Bulk Propane Storage
- Contract Zoning – Dave Alves

IV. NEW BUSINESS

- Discussion regarding exemptions of 40 acre or more lots in subdivisions

V. OLD BUSINESS

- AR Zone Amendment – Bulk Propane Storage
- Contract Zoning – Dave Alves
- Update on Solar Ordinance

V. COMMUNICATION

VI. MISCELLANEOUS

- Adopt New By-Laws

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
October 6, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
October 20, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
October 6, 2021
6:30p.m.

There will be no Planning Board meeting on October 6, 2021 due to lack of business items.

The next scheduled Planning Board meeting is scheduled for October 20, 2021 at 6:30pm.

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
October 20, 2021
6:30p.m.

- I. ROLL CALL**
- II. MINUTES OF PREVIOUS MEETINGS**
 - **September 15, 2021**
- III. PUBLIC HEARING**
- IV. NEW BUSINESS**
 - **Clarks Bridge Crossing – Sketch Plan Review – 14 Lot Subdivision**
Jackson Drysdale & Associates LLC
- V. OLD BUSINESS**
 - **Committee Discussions**
Ordinance Review
Zoning Ordinance Review
- V. COMMUNICATION**
- VI. MISCELLANEOUS**
- VII. ADJOURNMENT**
- VIII. ITEMS NEEDING SIGNATURE**

Upcoming Meetings		
November 3, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
November 17, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

November 3, 2021

6:30p.m.

**There will be no Planning Board meeting on
November 3, 2021.**

**The next scheduled Planning Board meeting is
scheduled for November 17, 2021.**

Upcoming Meetings		
November 17, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
December 1, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
November 17, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

IV. NEW BUSINESS

S&D Development, LLC – East Waterboro Self Storage
Site Plan Review – Expansion

V. OLD BUSINESS

➤ **Committee Discussions**
Ordinance Review
Zoning Ordinance Review

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
December 1, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
December 15, 2021	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
December 1, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

- S&D Development, LLC – East Waterboro Self Storage Expansion
Tom Soule, Owner
Jason Vafiades, Atlantic Resource Consultants, LLC

IV. NEW BUSINESS

V. OLD BUSINESS

- S&D Development, LLC – East Waterboro Self Storage Expansion
Tom Soule, Owner
Jason Vafiades, Atlantic Resource Consultants, LLC

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
December 15, 2021	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
January 5, 2022	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
December 15, 2021
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- November 17, 2021
- December 1, 2021

III. PUBLIC HEARING

IV. NEW BUSINESS

- William Miles – Conditional Use Application – 1040 Main Street, Waterboro
 - Miles Machine LLC
- Agenda Layout Discussion

V. OLD BUSINESS

- S&D Development, LLC – East Waterboro Self Storage Expansion – Findings of Facts Review
 - Tom Soule, Owner
 - Jason Vafiades, Atlantic Resource Consultants, LLC

V. COMMUNICATION

- 2022 Planning Board Meeting Dates

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
January 5, 2022	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
January 19, 2022	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room