

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
January 4, 2023
6:30p.m.

The Planning Board will hold a workshop on January 4, 2023 to start discussions on upcoming Street Design & Construction Standards Ordinance Amendments.

Upcoming Meetings		
January 18, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
February 1, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
January 25, 2023
6:30p.m.

The Planning Board meeting scheduled for January 18, 2023 has been moved to January 25, 2023 at 6:30PM.

The Planning Board will hold a workshop on January 25, 2023 to continue discussions on the following items:

- Zoning Ordinance Definitions**
- Shoreland Zone / AR Zone Amendment+**
- Street Design & Construction Standards Ordinance Amendments**

Upcoming Meetings		
February 1, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
February 15, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
February 8, 2023
6:30p.m.

The Planning Board will hold a workshop on February 8, 2023 to continue discussions on the following items:

- Zoning Ordinance Definitions**
- Shoreland Zone / AR Zone Amendment+**
- Street Design & Construction Standards Ordinance Amendments**

Upcoming Meetings		
February 15, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
March 1, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

February 15, 2023

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- November 16, 2022
- November 30, 2022
- December 7, 2022
- December 21, 2022
- January 4, 2023
- January 25, 2023
- February 1, 2023
- February 8, 2023

III. PUBLIC HEARING

IV. OLD BUSINESS

V. NEW BUSINESS

- 545 Main Street – Heritage Company Coppersmith LLC.
 - Sebago Technics

VI. COMMUNICATION

- Boardsmanship Training – March 15, 2023, 6:30PM
 - Attorney Natalie Burns - Jensen Baird

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Upcoming Meetings		
March 1, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
March 15, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

March 1, 2023

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

IV. OLD BUSINESS

- Shoreland Zone – Overlapping Zones
Discuss / Vote – Move to Board of Selectmen
- Waterboro Zoning Ordinance Definitions
Schedule Public Hearing

V. NEW BUSINESS

VI. COMMUNICATION

- Boardsmanship Training – March 15, 2023, 6:30PM
 - Attorney Natalie Burns - Jensen Baird

VII. MISCELLANEOUS

VIII. ADJOURNMENT

WORKSHOP: INFORMATIONAL PURPOSES ONLY
Proposed Marijuana Changes

Upcoming Meetings		
March 15, 2023	Planning Board Meeting Site Walk	5:00pm Site Walk @ 545 Main Street 6:30pm @Townhall Annex Selectmen's Meeting Room
April 5, 2023	Planning Board Meeting Public Hearing	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

March 15, 2023

6:30p.m.

**Site Walk: 5:00PM – 545 Main Street, E. Waterboro, The Heritage Coppersmith LLC.
Aaron Hunter & Kendall Willard of Sebago Technics**

The Planning Board meeting scheduled for March 15, 2023 will consist of Boardsmanship Training with the Town Attorney Natalie Burns of Jensen Baird beginning at 6:30PM. No other Planning Board business will be discussed.

PLEASE NOTE: Three or more Selectmen may be in attendance at this training however no Board of Selectmen business will be discussed.

Upcoming Meetings		
April 5, 2023	Planning Board Meeting Public Hearing	6:30pm @Townhall Annex Selectmen's Meeting Room
April 19, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
April 5, 2023
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

- The Heritage Company Coppersmith LLC – 545 Main Street, Waterboro
 - Aaron Hunter, Sebago Technics
- Waterboro Zoning Ordinance Definitions & Amendment

IV. OLD BUSINESS

- The Heritage Company Coppersmith LLC – 545 Main Street, Waterboro
 - Aaron Hunter, Sebago Technics

V. NEW BUSINESS

- Contract Zone Extension Request
 - Dave Alves

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

WORKSHOP: INFORMATIONAL PURPOSES ONLY
Proposed Marijuana Changes

Upcoming Meetings		
April 19, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
May 3, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
April 19, 2023
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- February 15, 2023
- March 1, 2023

III. PUBLIC HEARING

IV. OLD BUSINESS

- FOF - The Heritage Company Coppersmith LLC – 545 Main Street, Waterboro
 - Aaron Hunter, Sebago Technics

V. NEW BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Workshop: LD2003 Update with Lee Jay and Michael Gilpatrick

Upcoming Meetings		
May 3, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
May 17, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
May 3, 2023
6:30p.m.

The Planning Board meeting scheduled for May 3, 2023 will consist of a workshop regarding LD2003 Affordable Housing and Accessory Dwelling Units.

Upcoming Meetings		
May 17, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
June 7, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
May 17, 2023
6:30p.m.

The Planning Board meeting scheduled for May 17, 2023 will consist of a workshop regarding LD2003 Affordable Housing and Accessory Dwelling Units.

Upcoming Meetings		
June 7, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
June 21, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
June 7, 2023
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- April 5, 2023
- April 19, 2023
- May 3, 2023
- May 17, 2023

III. PUBLIC HEARING

IV. OLD BUSINESS

V. NEW BUSINESS

- 40 Sokokis Trail – Waterboro Crossing Amendment
Aaron Hunter, Sebago Technics
- Marijuana Grow Request – Village Zone

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Workshop: ADU with Lee Jay and Michael Gilpatrick

Upcoming Meetings		
June 21, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
July 5, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
June 28, 2023
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

- **Zoning Ordinance Amendment**
 - **Allow Marijuana Grow in Village Zone – 40,000 sq. ft. lots**

IV. OLD BUSINESS

- **Zoning Ordinance Amendment**
 - **Allow Marijuana Grow in Village Zone – 40,000 sq. ft. lots**
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V. NEW BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Upcoming Meetings		
July 5, 2023	Planning Board Meeting	6:30pm @Townhall Annex Selectmen's Meeting Room
July 19, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

July 5, 2023

6:30p.m.

The Planning Board meeting for July 5, 2023 has been cancelled. The next scheduled Planning Board meeting is July 19, 2023.

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
July 19, 2023
6:30p.m.

PLEASE NOTE LOCATION CHANGE: Town of Lyman, 11 South Waterboro Road – joint Planning Board Meeting

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

IV. OLD BUSINESS

V. NEW BUSINESS

- Bartlett Pines Subdivision Phase III
 - Joint meeting with Lyman Planning Board
 - Cistern & Roadway Discussions

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Upcoming Meetings		
August 2, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
August 16, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

Amended AGENDA

August 2, 2023

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- June 7, 2023
- June 28, 2023

III. PUBLIC HEARING

IV. OLD BUSINESS

V. NEW BUSINESS

- **Election of Officers**
 - **Chair**
 - **Vice Chair**
- Waterboro Woodyard – 11 Lot Subdivision – Sketch Plan
 - Stephen Blake, BH2M
- 40 Sokokis Trail, Delphi Holdings
 - FOF review & sign
- Bartlett Pines Letter

VI. COMMUNICATION

- Jensen Baird Seminar
 - September 14, 2023 @ 5:30

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Workshop: Accessory Dwelling Units

Upcoming Meetings		
August 16, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
September 6, 2023	Planning Board Meeting	6:30pm @ Townhall Annex

		Selectmen's Meeting Room
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TOWN OF WATERBORO
PLANNING BOARD

Amended AGENDA
August 16, 2023
6:30p.m.

**The Planning Board meeting scheduled for August 16, 2023 has
been cancelled.**

The next scheduled meeting will be September 6, 2023 at 6:30PM.

Upcoming Meetings		
September 6, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
September 20, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

September 6, 2023

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

IV. OLD BUSINESS

V. NEW BUSINESS

- RSU 57 Storage Building, Massabesic High School
 - Andrew Johnston, Atlantic Resource Consultants

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Workshop: Accessory Dwelling Units

Upcoming Meetings		
September 20, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
October 4, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

September 20, 2023

6:30p.m.

The Planning Board will hold a work shop on September 20, 2023 to continue input and drafting of the Waterboro Zoning Ordinance amendments to Accessory Dwelling Units.

There will be no further business on the agenda.

Upcoming Meetings		
October 4, 2023	Planning Board Meeting Public Hearing	6:30pm @ Townhall Annex Selectmen's Meeting Room
October 18, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

October 4, 2023

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. PUBLIC HEARING

- RSU 57 Storage Building, Massabesic High School
Andrew Johnston, Atlantic Resource Consultants

IV. OLD BUSINESS

- RSU 57 Storage Building, Massabesic High School
Andrew Johnston, Atlantic Resource Consultants

V. NEW BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Workshop: Accessory Dwelling Units

Upcoming Meetings		
October 18, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
November 1, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

Amended AGENDA
October 18, 2023
6:30p.m.

There will be no Planning Board meeting on October 18, 2023.

The next scheduled meeting will be November 1, 2023 at 6:30PM.

Upcoming Meetings		
November 1, 2023	Planning Board Meeting Public Hearing	6:30pm @ Townhall Annex Selectmen's Meeting Room
November 15, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

November 1, 2023

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- June 28, 2023 – Video clarification
- July 19, 2023
- August 2, 2023
- August 16, 2023
- September 6, 2023
- September 20, 2023
- October 4, 2023

III. PUBLIC HEARING

- **Accessory Dwelling Unit Zoning Ordinance Amendments**
Lee Jay Feldman, SMPDC

IV. OLD BUSINESS

- **Accessory Dwelling Unit Zoning Ordinance Amendments**
Lee Jay Feldman, SMPDC

V. NEW BUSINESS

- **628 Main Street, Waterboro – Conditional Use Application**
Joyce Barker,
- **RSU 57 FOF**

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Upcoming Meetings		
November 15, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room
December 6, 2023	Planning Board Meeting	6:30pm @ Townhall Annex Selectmen's Meeting Room