

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

FEBRUARY 8, 1995

MEETING CALLED TO ORDER BY CHAIRMAN AT 7:05 P.M.

I ROLL CALL:

Present were Larry Jacobsen, Roland Denby, Dwayne Woodsome, Cindy Allen, Judi Carll, Everett Whitten, and John Roberts, Chairman.

II MINUTES OF PREVIOUS MEETINGS:

Cindy Allen moved and Dwayne Woodsome moved to accept the minutes of January 26, 1995. Discussion: Dwayne Morin requested permission to speak regarding previous meeting discussion and stated the procedure if there is a problem. Dwayne Woodsome apparently was concerned with Dwayne Morin's re-write of Zoning. It is the Planner's responsibility to let the Planning Board know of deficiencies in what is written. Dwayne had previously noted to the board members that he was uncomfortable with writing changes. He was instructed to bring something before the board and the board would react.

Dennis Abbott, Chairman of the Board of Selectmen requested permission to speak. Board of Selectmen are concerned if the Board is not satisfied with the performance of Dwayne Morin then the Planning Board should go to the Board of Selectmen with their concerns.

The new comprehensive plan - if we ignore the changes our ordinance could be challenged and lose the moneys from the state and a pay back would be expected. It is the Board's responsibility to comply or update the ordinance with the Comprehensive Plan.

A problem with representation of the Planning Board at Town Meetings for proposed changes. Certainly not easy to present hours of work and have the changes voted down.

If the Planning Board gives Dwayne direction and Mr. Abbott noted his assurance that he would assist the board.

There is a need for seven people to work for the community. The Planning Board is probably the toughest committee to be on. It's a drawn out affair and certainly not easy. Mr. Abbott stated that if anyone on the board does not wish to work under these conditions they could render their resignation to him at this time. The Board voted not to be involved with the re-write of the comprehensive plan however the Planning Board now owns it. It is the responsibility of the board to fulfill the obligations that the Zoning Ordinance changes with the changing of times.

The original zoning ordinance had flexibility and has since been modified.

Roland Denby expressed his pleasure with Dwayne Morin's performance. Roland also expressed that most of the changes needed to zoning from the comprehensive plan have been completed with the exception of the changes to the zoning boundary lines.

Dwayne Woodsome spoke regarding his comments at the previous meeting and the fact that we had a laminating machine and hadn't used it. The machine is no good if it's not being used.

There has been a torrent of issues from the State and Dwayne and the previous Town Planner have been extremely helpful.

Mr. Abbott noted that maybe the Board of Selectmen had over reacted. The Board had requested a preliminary copy of the Planning Board's minutes. Bob Fay had been approached as to the content of the inaccuracy of the Planning Board minutes. Dennis noted that the Board has the right to check and change the minutes prior to acceptance.

Dennis noted that the Board of Selectmen get all comments valid and invalid.

The Planning Board voted to start a petition to change the annual Town Meeting from June to March. The Board of Selectmen voted that down. If the members of the Board chose to do this as an individual this would be fine but as a Planning Board they should not do something to change Town government.

Dennis noted that there has not been representation of the Planning Board at Special Town Meetings. Last June there were several members present and Dennis believed that most of the ordinance changes were passed. The board members are the sales person for the changes.

The Town has not borrowed a dime since the change of the fiscal year which allowed billing twice a year. This change did alter the time of year that the Town Meeting was scheduled.

Dennis stated that if there are concerns with Dwayne Morin's performance then the members of the Planning Board should go to Dwayne or the Board of Selectmen.

Judi Carll expressed that Dwayne Morin has the expertise for the zoning changes, Judi has a hard time with changes due to her inexperience with such issues. She also noted she wouldn't mind helping with the laminating of the maps.

Sharon left the meeting to attend a wake. Dwayne Morin took notes for the remainder of the meeting.

Vote for the January 26, 1995 minutes was 5-0-1 in favor.

III COMMUNICATION AND BILLS:

1. Memo from Board of Selectmen Re: Annual Report Deadline March 3, 1995
Forward Information to Roland Denby
2. Letter from K Lovell Re: Status of Emerald Acres

IV REPORT OF OFFICERS:

V APPOINTMENTS:

None

VI OLD BUSINESS:

VII NEW BUSINESS:

Discussion regarding Mobile Home Park & Trailer Park Ordinance. Currently there is a 15 day limit. Possibly to look at extending this limit but have facilities. Permit needed with setbacks, lot size and a process for sanitation and look at eliminating this use from the Shoreland Zone. Dwayne to work on this for the next meeting

- 3 Months instead of 15 days -
- Meet zoning requirements
- Meet suitable sanitation requirements

VIII ADJOURNMENT:

Larry Jacobsen moved and Cindy Allen seconded a motion to adjourn at 8:10 p.m. All in favor.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

Roland E. Denby
Everett White
Judith Carl

