

# PLANNING BOARD

## Town of Waterboro

REGULAR MEETING

April 9, 1997

Meeting called to order by Chairman, Douglas Foglio, Sr. at 7:32 p.m.

- I **ROLL CALL:** Present were John Roberts, Judi Carll, Dwayne Woodsome and Douglas Foglio, Sr., Chairman.
- II **MINUTES OF PREVIOUS MEETINGS:** March 27, 1997 and April 1, 1997
- III **COMMUNICATION AND BILLS:**
  - 1. Letters from Chris Vaniotis Re: The Milk Room & Waterman R.O.W. etc.
- IV **REPORT OF OFFICERS:**
- V **APPOINTMENTS:**

*7:30 Map 5 Lot 19 Village John Boucher/Evergreen Custom Woodwork*

This is the old site of Southern Maine Finishing. The applicant is requesting a Conditional Use Permit to hold a Flea Market. Mr. Boucher explained to the board that he planned on having between 10 and 20 tables with collectibles, wood and craft items preferably. He indicated he is not looking for tables of junk.

John Roberts moved and Dwayne Woodsome seconded the motion to approve John Boucher's request for a Flea Market under Section 4.01.

Discussion: Sharon indicated that Mr. Boucher is requesting permission to hold Flea Market on a regular basis. Mr. Boucher indicated that he is planning on either May - Sept. or June - Oct. definitely seasonal. He would probably have them for two days or for the weekend. Proper signage for off street parking, trash receptacles, signs noting watch for children. Mr. Boucher has already contacted his insurance carrier and has been notified that liability insurance would not be a problem. He also noted that he would like to have a hot dog steamer and a cooler of cold drinks there would be no seating provided. Noted to check with CEO and Board of Selectmen for a permit if needed.

Has Mr. Boucher received permission from the owner of the property, Mr. Gannett. Mr. Boucher indicated he has a verbal agreement as long as he provides the necessary insurance. Board indicated this should be provided in writing. Bathroom facilities? Mr. Boucher noted that a bathroom facility available for those crafters renting a space. A new bathroom was installed in the building he is currently leasing.

John Roberts moved to amend his motion to require written permission from the property owner prior to the issuance of the Conditional Use Permit, Dwayne Woodsome seconded that motion. Vote was 3-0-0 in favor.

John Roberts moved and Dwayne Woodsome seconded a motion to approve the March 27, 1997 minutes as read. Vote was 3-0-0 in favor of the motion.

Douglas Foglio Sr. turned the meeting over to John Roberts, Vice Chairman. Doug stayed to constitute a quorum but noted he would not participate.

## VI OLD BUSINESS:

### 1. The Milk Room

A letter from Christopher Vaniotis, legal counsel for the Town of Waterboro was given to each member of the Planning Board and a copy was given to Raymond Pelletier and Paul Pelletier for review.

John Roberts noted that the first issue regarding this project was could the pumps be combined with the Milkroom business by means of an unmanned booth for the gas. The board reviewed the attorney's letter.

Dwayne Woodsome moved and Judi Carll seconded a motion that Mr. Pelletier be allowed to run the gas pumps from the Milk Room and combine three lots to one lot forming one zoning lot. Everything to be run out of the Milkroom as one business. Vote was 3-0-1 abstention.

John Roberts noted that the attorney noted that the gas pumps could be taken as a commodity as accessory to the Milkroom.

Dwayne Woodsome moved and Judi Carll seconded a motion that the gas be used as an accessory use. Vote was 3-0-1 abstention.

Lastly the sign - Ralph Stanley indicated to those present that he would be dealing with the issue of the sign.

Mr. Pelletier was asked how long before he would be pumping gas. About two weeks before the hot top plants are operating. Since the oil and water separator is installed he would wait for the pavement to be completed.

### 2. Russell & Trina Waterman

Doug Foglio asked if Mr. Yarumian had been notified. Sharon Abbott indicated that the letter from Mr. Vaniotis had been forwarded to the office on Wednesday and without direction from the Planning Board the letter had not been released. It was noted that Mr. Yarumian receive a copy of the attorney's letter and he could be scheduled for the next meeting.

**VII NEW BUSINESS:** It was asked if there were any appointments for the next meeting. Sharon indicated that Genest Company has requested a Gravel Expansion Permit and would be on the April 24<sup>th</sup> agenda. John Roberts noted that possible the abutters should be notified.

Doug Foglio noted that abutters could be notified of the public hearing.

**VIII ADJOURNMENT:** Motion to adjourn by Dwayne Woodsome and seconded by Judi Carll at 8:00 p.m. Vote was 3-0-0 in favor.

Respectfully submitted,

*Dwayne Woodsome*  
Dwayne Woodsome  
Secretary/Treasurer

*Judi Carll*