

# PLANNING BOARD

## Town of Waterboro

**REGULAR MEETING**

**OCTOBER 8, 1997**

Chairman Doug Foglio, Sr. Called the meeting to order at 7:35 p.m. noting that a quorum was met.

### **I. ROLL CALL:**

Present were Roland Denby, Duane Fay, Everett Whitten, Larry Jacobsen, Vice Chairman John Roberts and Chairman Doug Foglio, Sr. Dwayne Woodsome arrived at 8:00 p.m.

### **II. MINUTES OF PREVIOUS MEETINGS:**

Moved by John Roberts, seconded by Everett Whitten to accept minutes of August 28, 1997 meeting as presented. No discussion, motion passed 5-0-1 with Larry Jacobsen abstaining.

Moved by John Roberts, seconded by Everett Whitten to accept minutes of September 10, 1997 meeting as presented. No discussion, motion passed 5-0-1 with Larry Jacobsen abstaining.

Moved by Roland Denby, seconded by John Roberts to accept minutes of September 25, 1997 meeting as presented. No discussion, motion passed 4-0-2 with Larry Jacobsen and Everett Whitten abstaining.

### **III. COMMUNICATIONS AND BILLS:**

1. Letter from Massabesic Health Resources, P.A. concerning the planting of maple trees along Main Street in South Waterboro: John Roberts motions and Everett Whitten seconds to send a letter to Massabesic recommending they contact private landowners along Main Street to get their permission to plant the maple trees on their land. No discussion, motion passes 6-0-0.
2. SMEDD Inquiry: There is not a building big enough in the Town of Waterboro to house a manufacturing operation of this size.

### **IV. REPORT OF OFFICERS:**

### **V. APPOINTMENTS:**

Before meeting with the Selectmen, there was an open discussion concerning the hiring of a Town Planner. Members want to discuss the job description of the new employee with the Selectmen.

Fee structures were also discussed. Doug Foglio pointed out inconsistencies in the current fee structure. For instance, a conditional use review Costs \$50 while a review of non-conforming lot is \$25. Why is there a difference in the two? Doug feels that a review of non-conforming lot is the same as a conditional use and should not be part of the fee structure.

Doug instructed Sue Macey to call several towns and get copies of their ordinances that discuss building fees, the methods used to determine fees and copies of their fee structures. Those towns to be contacted are Hollis, Buxton, Alfred, Shapleigh, Lyman, Kennebunk, Standish, Gorham and Limington.

Dwayne Woodsome reminded the board that the road bond posed by Willie Wensell for Belanger Drive in Deerfield Acres may be expiring. He instructed Sue Macy to notify the CEO at the time of expiration.

## **8:30 Waterboro Selectmen**

### **Town Planner**

Doug Have you make any progress in hiring a Town Planner?

Dennis We have received 13 applications, of those we are interested in four. All of these are from the northern part of the state, and we want to research the candidates further before interviewing them.

Doug What will the job description of the new employee be?

Dennis It will remain the same, depending on the candidate. We are looking for people in planning and development roles.

Doug There is a man working for the Town of York as a consultant who might be interesting to talk to. His name is Bryan Chernak and he has a lot of planning experience.

Dennis We are also looking into leads from Southern Maine Regional Planning and Maine Municipal Association.

Doug What about hiring a separate planner and secretary?

John Is your primary focus on a Planner or an Assistant?

Dennis It is weighted toward an Assistant, but we should be able to satisfy both jobs by finding a candidate with a lot of public administration experience.

Dwayne W., and John We would like the Planner to attend Planning Board meetings and gather information for the Planning Board.

Larry What about hiring a full time selectmen and a part time planner?

Dennis That doesn't work, the townspeople would have to decide to do something like that.

Dale We could outsource the planning needs and hire an administrative person. We may have two separate jobs; it depends on the candidates.

Doug We need someone to go to meetings, find out needs and where to get the information to keep us going in the right direction. I hope when someone is hired, we can all sit down with the person and discuss things.

### **Fees:**

Dennis We will resubmit the fee structure to you; it could be included at the Town Meeting.

Doug We will be getting fee structures from nine towns. We'll look at theirs and at your information.

Dale Could it be based on square feet?

Doug Let's look at other towns, get together and agree on fees.

Dennis Maybe we should require developers to put money in escrow to cover any costs incurred should the developer back out of the project.

Doug We really should have different levels of subdivisions in town.

#### **Webber Farm Subdivision**

Doug The town has to remove trees and stone walls before the developer can acquire safe site distances. The developer will give an easement to widen the road. We also need a warrant for the town meeting to accept an easement from David Greateon to the Town of Waterboro for this property.

Dennis Doug, see Karen Lovell to get wording for the deeded easement. Make sure it is not binding, that it does not imply approval of the subdivision.

#### **General**

Doug Where would you like to see the Planning Board go?

Dennis We need to decide the direction of town growth.

Doug What about a small industrial park in Waterboro?

Dennis I was just at a seminar where they discussed reclaiming contaminated property for industrial uses.

Doug The Water District could be a big asset, but it hasn't been properly used. We had a good opportunity to get industry here in Waterboro. Getchell Ice, located in Sanford.

Doug and Dennis discussed different commercial undertakings in town and the possibility of receiving grants. Doug thinks we should find some land and begin to develop an industrial park. The Planning Board and Selectmen should work together on this, and possibly hire a consultant.

**At approximately 10:00 p.m. the Selectmen left and the meeting continued with the seven Planning Board members.**

General discussion about zoning ordinances and home occupations. Members feel that home occupations should be allowed in the Village Zone for lots of 20,000 square feet. Home occupation is already a permitted use in lots of 40,000 square feet or more in all zones. A precedent for this issue has been set with other businesses that were given permits for home occupation on lots of 20,000 square feet or less in the same area.

John Roberts motions and Dwayne Woodsome seconds a motion to send a letter to the CEO stating that on the advise of past counselor's letters we feel grandfathered lots in the Village Zone should be considered for 40,000 square foot uses, allowing for Home Occupation, as long as they meet other standard requirements of home occupation. No discussion, motion passed 7-0-0.

**V. OLD BUSINESS**

Sketch plans, Webber Farm Subdivision - This issue was discussed during the meeting with the Waterboro Selectmen under Item V, Appointments.

**VI. NEW BUSINESS**

Elections of Officers. John Roberts motioned and Dwayne Woodsome seconded the motion to postpone elections until the next meeting. No discussion, motion passed 7-0-0.

**VII. ADJOURNMENT**

John Roberts motioned, Dwayne Woodsome seconded the motion to adjourn. No discussion, motion passed 7-0-0.

Respectfully Submitted,

*Dwayne Woodsome*  
Dwayne Woodsome  
Secretary, Treasurer

*Robert E. Dewby*  
*Everett Whitte*  
*Thomas S*

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