

PLANNING BOARD

Town of Waterboro

JANUARY 13, 1999
MINUTES
PUBLIC HEARING

I ROLL CALL

Doug Foglio called the meeting to order at 7:05p.m. noting the attendance of Susan Dunlap, Everett Whitten, Dwayne Woodsome, Roland Denby and John Roberts.

II PUBLIC HEARING

Judy Courtway was present for a Public Hearing for a change use permit. Judy would like to convert her existing residential garage to a small repair shop.

Doug opened the hearing to the public for questions, concerns and/or comments. There were no comments.

Doug noted that Judy currently held letters from Jimino in Windham to recycle the used anti-freeze and coolant, and a letter from TWM who will be handling the removal of oil.

Everett Whitten made a motion to approve the conversion of their existing garage to a small service station under the following conditions:

1. Business will be limited to 2 (two) employees at all times;
2. No outside storage of any type including but not limited to unregistered vehicles;
3. Anti-freeze and waste oil is to be stored inside the garage in the proper storage unit/containers until licensed pick-ups;
4. Code Enforcement Officer is to follow-up in 6 (six) months to verify that all conditions are being adhered to.

Roland Denby seconds. Motion carries a unanimous vote in favor.

The Planning Board will continue with the Regular Meeting at this time.

APPOINTMENTS

7:30 Hannaford Bros.

Vicki Bell is present with engineers to request a Final Site Plan Approval. All state permits have been received.

Items 1-15 in the Site Plan Review application have been addressed on pages 8-12 in the Site Plan Application. Deluca-Hoffman will write a state of fact coinciding with our numbers. A copy of the update has been attached for our records.

Planning Board

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John Roberts made a motion to grant Hannaford Bros. a final approval under Section 3.04 and Article 4 of the Waterboro Zoning Ordinance with the following conditions:

1. Hannaford Bros. Co. agrees to enter into an agreement with the Waterboro Water District for the extension of the public water main down Route 202 to the project site.
2. That Hannaford Bros. Co. agrees to provide an updated traffic review of the conditions at the Route 5/202 intersection during the first July-August period which is a minimum of 6 months after the store opening.
3. That Hannaford Bros. Co. receives and complies with all applicable permits including local, state and federal, including but not limited to MeDEP, U.S. ACOE, U.S. EPA, Building Permit, MDOT Developer-State agreement.

Everett Whitten seconds. Motion carries a unanimous vote in favor.

8:00 Conrad Cyr for Robin Perry, Map 43 Lot 913

Conrad Cyr is present for Robin Perry to request a sideline setback reduction to place a 10' x 20' deck.

Everett Whitten made a motion to grant a 7' sideline setback reduction to be reduced from 35' to 28'. All other setbacks must be met. John Roberts seconds. Motion carries a unanimous vote in favor.

8:15 Robert Hindle, Map 19 Lot 7

Robert Hindle is present with the AMVET's organization. They would like to use the existing buildings as follows:

1. Front building will be used to hold their regular meetings. A liquor license will be requested.
2. The small front building will be used during the summer months to sell lobsters and steams for take out only.

Doug has requested that this application be reviewed to determine if a Conditional Use Permit is needed. The planning board members are to follow-up with this request and notify Mr. Hindle of their decision.

**8:30 Joanne Semo, Robert and Stephanie Kuni, Gold Mine Acres Subdivision
Map 4 Lot 3C**

Joanne, Robert and Stephanie are present with a Sketch Plan approval request to re-subdivide the 1 lot subdivision currently known as Gold Mine Acres.

John Roberts made a motion to approve the amended Gold Mine Acres Sketch Plan with the following conditions:

1. The right of way is to never be a public road, all maintenance is to be done by the owners.