

PLANNING BOARD

Town of Waterboro

Meeting Minutes
February 26, 1998

I ROLL CALL

Attending: Chairman, Douglas Foglio Sr., Roland Denby, Everett Whitten, Duane Fay, Dwayne Woodsome.

II MINUTES OF PREVIOUS MINUTES

Roland Denby made the motion to accept the minutes of February 11, 1998 as read. Everett Whitten seconds. Motion carries with a vote unanimously in favor. Minutes are approved and signed.

III COMMUNICATIONS AND BILLS

1. Letter of resignation was submitted by Larry Jacobsen from the Planning Board and was voted by the Board of Selectmen to reluctantly accept it.

IV REPORT OF OFFICERS

V APPOINTMENTS

VI OLD BUSINESS

1. Zoning changes. Chairman Foglio states that we need to seek professional help to work on the zoning ordinance. We need to set a time frame to get this done. Each member needs to go through the ordinance and propose changes and we need to take out the contradictions. Roland states that this book has been reprinted so many times he thinks some sections are left out in reprinting. Doug states that this ordinance needs to be read from one end to the other. Having an attorney do it would be too costly. Doug would like it reviewed by a consultant to point out discrepancies. Rob Baker states that one he has found is for a non-conforming abandoned for more than one year can't it but if it is in the shoreland zone the planning board has the right to act on changes. Doug states that we don't address non conforming structures on conforming lots. He has a problem with the fact that if a building was built prior to zoning in 1977 that it should be considered non-conforming because we adopted zoning to make it so. Doug also states that we should encourage people to hook up to public water system. Duane Fay would like to see the encouragement of smaller subdivisions. Doug agrees we should have major and minor subdivisions.

Doug would like each planning board members to review the zoning ordinance and write their ideas, a sub-committee to be appointed to meet with whoever is hired to review the ordinance. It should not be a major issue to clean up the ordinance and put some common sense into it.

Dwayne Woodsome states he things the board should have a special workshop once a month to review the ordinance.

The proposed change to the Zoning Ordinance section 3.04 is discussed. Dwayne Woodsome made the motion to hold a public hearing on March 4 at 7:30 for the public to hear and

comment on the proposal that is Article 61 on Town Meeting Warrant to add definitions to Section 3.04 through 3.08 of the Zoning Ordinance. Duane Fay seconds the motion. Motion carries with a unanimous vote in favor.

Roland Denby made the motion to add section 3.09 that states the land use chart shall be a representative guide for subsections 3.04.01 through 3.08.02 and whenever the two conflict the definitions will be the guiding factor. Dwayne Woodsome seconds. Motion carries with a unanimous vote in favor.

Doug asked Patti previously to research when these adopted changes would become effective. Patti contacted MMA and was told that all non money articles on the warrant become effective immediately upon adoption. MMA is aware that our fiscal year is from July 1 to June 30 and that our town meeting is in March.

2. The final plans from the Welch property for the subdivision approved to Sanford Institute for Savings were signed.
3. Dwayne Woodsome made the motion that Sebago Technics be contacted to see if they would be interested in working with the Planning Board to review the Zoning Ordinance. To see if the Chairman, Doug Foglio will contact Them and see if someone from Sebago Technics can meet with the Board on March 4 after the Public Hearing. Duane Fay seconds. Motion carries with a unanimous vote in favor.

VII ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 9:20. Everett Whitten seconds. Meeting is adjourned with a unanimous vote in favor.

Respectfully submitted,

Dwayne Woodsome,
Secretary/Treasurer

Dwayne Woodsome 4/8/98

Duane Fay

Roland E. Denby

Everett Whitten
