

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

January 20, 2010

7:00 p.m.

I. ROLL CALL

Board Members

Present: Frank Allen Judy Carll Kurt Clason
Doug Foglio Tim Nelson

Absent: David Benton Steve Eveld

Others Present: Chris Ciolfi, Mariner Tower Louis Vitali, Mariner Tower
Peter Marchant, AT&T Other audience members
Tom Ursia Tina Smith David Lowe

Tim Nelson, chair, called the meeting to order at 7:06 p.m.

II. APPOINTMENTS

Conditional Use Permit - Communications Tower and Facility Tax Map 10, Lot 12 – Mountain Road Christopher Ciolfi, Mariner Tower

Mr. Ciolfi addressed the board regarding a conditional use permit to construct a communications tower and facility. The applicant stated that there was inadequate cell phone coverage in the area and provided a map showing the current and proposed coverage areas.

The Chair asked for comments from audience members. Discussion ensued about the correct name of the road; it was determined that the site would be accessed from McLucas Road.

Doug Foglio disclosed that he is the current President of the Land Trust. After discussion, board members agreed that there was no conflict of interest.

The information provided by the applicant was reviewed and the following items were noted.

- The property is owned by the Town of Waterboro and leased to Mariner Tower II, LLC (Memorandum/Notice of Lease filed at York County Registry of Deeds 11/4/2009 Book 15754, Pages 581 to 585)
- The property is located within the Conservation zoning district.
- Communications towers, high voltage transmissions poles, lines, unmanned substations, etc. are a conditional use in the Conservation zone.

- The applicant is seeking a conditional use permit to construct a free standing one hundred and eighty foot tall (180') self-supported lattice style transmission tower to be used to support antennas and equipment for wireless service providers. The tower will be located within a chain link fence enclosure, topped with barbed wire to secure the compound. Facility to be located within the surveyed 10 acre lease area. Planning Board has authority to grant conditional use permit in accordance with Section 3.08.02, Article 4 and Article 11 of the Waterboro Zoning Ordinance.
- The applicant is seeking a height modification for a special structure to exceed the height limitation of 35'. Planning Board has authority to grant request in accordance with Section 8.01 of the Waterboro Zoning Ordinance.
- The planning board verified that the applicant's abutters were notified.

Judy Carll made a motion to approve the conditional use application for a 180' communication tower as shown in the presented plan with the following conditions:

- As built plan to be provided by the applicant after construction
- Third party engineering review and documentation provided by the applicant after construction
- Mariner Tower to waive reimbursement fees for power extensions to the Town of Waterboro or Waterboro Land Trust

The motion was seconded by Frank Allen and passed 5-0.

III. MINUTES OF PREVIOUS MEETINGS

Kurt Clason made a motion to approve the minutes for the meeting held November 18, 2009. The motion was seconded by Frank Allen and carried 5-0.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

Tom Ursia addressed the board regarding the creating of a Comprehensive Planning Committee. This committee will consist of 7 to 9 members and will require a major overhaul of the existing plan. It is anticipated that the work will take 18 to 24 months to complete.

VII. MISCELLANEOUS

Board members discussed changing the time for the scheduled Planning Board meeting. It was agreed to continue to meet on the first and third Wednesday of each month.

VIII. NEW BUSINESS

IX. ADJOURNMENT

X.

Kurt made a motion to adjourn the meeting at 8:15 p.m. The motion was seconded by Judi Carll and passed unanimously.

Approved Date: 4-21-10

Don Mc
Secretary
Douglas C. Galt
Medien Case

