

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

September 17, 2014

6:30 p.m.

6:30pm ***Public Hearing – 429 Federal Street, Katy Mann Zoning Change Request Map 1
Lot 36***

OPEN PUBLIC HEARING

The Public Hearing was called to order at 6:30pm by Tim Neill, Chair.

Harold Jamison, 487 Federal Street came to the podium to voice his concern over the number of animals and conditional uses that would be made available if the zone changes.

Ester Briand, 449 Federal Street has no objection a couple of horses it is the cleanliness part of the zone change that has her concerned and she hopes it will not devalue her property.

Frank Allen suggested that Tom Ursia speak with the Assessor to determine if the valuation would change.

Tim Neill explained the process going forward for the Zone Change Request.

Katy Mann explained that the “horse poop” will be removed by Tibbett’s Farm and not be piled anywhere near the river.

Harold Jamison asked why the Planning Board can’t grant a variance or conditional use instead of a zone change?

Tom Ursia responded that a conditional use is not possible. Tom stated that the Town of Waterboro and Katy Mann may be able to do a contract zoning agreement. He will contact the Town’s attorney and follow up.

Tim Neill made the motion to close the Public Hearing at 6:43pm. Frank Allen seconded the motion. No discussion. Voted. Passed 5-0.

7:00pm ***Public Hearing – Little Ossipee Lake Campground expansion, Map 7 Lot 25, David
Bozza and Northeast Civil Solutions***

OPEN PUBLIC HEARING

The Public Hearing was called to order at 7:00pm by Tim Neill, Chair.

Jim Fisher made introductions and gave an overview of the expansion project. The campground is currently licensed for 85 sites only adding 48. Jim gave the orientation to old and new areas as most of the campers in the old section stay year round and the Bozza's are looking for the new section to go seasonal also. The access on McLucas will be for emergencies only. The Town of Waterboro has no dock ordinance. The expansion project would eliminate the docks and create 2 "T" docks going out 84 feet. There would be slips for 12 boats and 6 moorings. The swim area would be protected. A pool is being considered for the future. On one of the "T" docks slips would be made available for the public pending liability determination. The total number of slips will only be increased by 8.

Tim Neill requested any concerns and questions from the attendees at the Public Hearing.

Dan Babb is concerned that there is nothing to stop the campground from putting more moorings and docks in in the future.

Tom Ursia responded that there going to be a specific number provided to the Planning Board for the final approval and if more were wanted then they need to come before the board again.

Andy Cote read the Dock Ordinance.

Responses and concerns presented:

It is going to look like a marina.
They are asking for a lot and paying nothing.

Tax information will be researched by Tom Ursia and the Assessor regarding how the Town of Waterboro assesses the property commercial vs residential and the number of docks.

After repeated questions of the same nature Andy Cote explained that the Public Hearing was to just voice the communities concerns and not to expect or receive any answers at this time.

Gordon Littlefield, Board of Selectmen representative, spoke that there were 2 Public Hearing regarding the dock Ordinance change and no one showed for either Public Hearing. The Planning Board also had two Public Hearings and no one showed for these either. Community members need to become more involved.

John Cyr, Little Ossipee Lake Association, measured the cove for a no wake zone. If the 84 foot docks were put in he feels it would cut off Sunnyside Cabins from accessing the lake.

Larry Gaudette is concerned with the growth of the town and where it is going.

Bob Leman – Sunnyside's access is cut off, people are going further and not paying for moorings.

Joyce Lincoln – unrelated to the Public Hearing ordinances are needed; “junk” is being moored; the State Ordinance is more environmentally based; to the Planning Board - thank you for your time; if people don’t like the regs it is time to get new ones.

Ross Briand presented two areas of concern: 1. Proposed laundry area with bathrooms including showers. 2. McLucas Road should be used with condition as either car entrance or exit as McLucas Road is 22 feet wide; West Road is 18 feet wide and Deering Ridge is 21 feet wide. I have watched the traffic coming and going from the campground 8 times on McLucas – left turn to light only one. You could limit the cars to left-hand turns. The number of pedestrians is very few crossing the road.

Mrs. Bozza commented that they do not want to block anyone’s access to the lake. They only have one jet ski moored.

Gordon Littlefield is concerned about their well needing to be replaced in the future and the number of cars parking on McLucas as it is a traffic danger.

Jim Fisher commented that there are 8-9 different categories for water quality; these at the campground are substantially less than the State requires. The DEP review will be available for the final approval. The plumes or concentration of nitrates will dissipate in a very short distance and not leave the site.

Tim Neill made the motion to close the Public Hearing at 8:15pm. Frank Allen seconded the motion. No discussion. Voted. Passed 5-0.

I. ROLL CALL

Board Members

Present: Tim Neill Frank Allen Judy Carll Dwayne Prescott
 Andy Cote Kurt Clason

Absent:

Others Present: Tom Ursia David Lowe Tammy Bellman
 Please see attached attendance lists for additional names.

The meeting was called to order at 8:27 p.m. by Tim Neill, Chair.

II. APPOINTMENTS

- ***Request to change zone by Katy Mann Map 1 Lot 36.*** Frank Allen suggested to postpone the Zone Change Request until the response is received back from the Assessor and the Contract Zoning Agreement has been received from Natalie Burns. Andy Cote suggested that the Contract Zoning was in the Zoning Ordinance but would need to research it.

Kurt Clason made the motion to that the Town of Waterboro lawyer research contract zoning and propose a Contract Zoning Agreement. Frank Allen seconded the motion. No discussion. Voted. Passed 4-1 (Cote).

- ***Setback reduction request by Stephen Caron, Map 36 Lot 27-A.*** Michael O’Toole, Layer representing the Caron’s spoke to the Planning Board with the overview of the project. The Planning Board sked questions and received answers from both the Carons and Mr. O’Toole. Tim Neill read Mark Mitchell’s memo to the Planning Board regarding the Caron foundation concern, see attached. Tom Ursia suggested that they flag to corners for the site walk where the construction was to be done. A Site Walk was scheduled for Saturday, September 27, 2014 at 9am at 30 Galli Lane.
- ***Informational – Cantwell Corp. Steve Cantwell, Map 25 Lot 4-1.*** Steve Cantwell gave an overview of the proposed Aroma Joe’s coming to Waterboro. There has been a Site Review completed and the gas tanks will be removed. The old well will be sealed and filled with concrete. The DEP review is at Stage 2. Tom Ursia made a point of clarification that the entrance will be a joint entrance with the NAPA entrance and should be considered a condition of approval. The Planning Boards question were answered by Steve Cantwell.

Frank Allen made the motion to approve the request with the following conditions:

- Approved with the following conditions being satisfied:
- Need letter from the Fire Chief stating that the Fire Department’s “punch list” has been completed.
- Need letter from the Director of Public Works that the Department of Public Works “punch list” has been completed.
- Landscaping will be low profile and will be finalized with Judy Carll, Tom Ursia and Steve Cantwell.
- The old-well will be sealed.
- A letter form the engineers (Civil Consultants) regarding storm water management be included.
- A set of light plans will be noted and more specific with a light cut sheet or tear sheet.

Seconded by Dwayne Prescott. No discussion. Voted. Passed 5-0.

III. MINUTES OF PREVIOUS MEETINGS

- Frank Allen made a motion to approve the minutes as written for the meeting held September 3, 2014. The motion was seconded by Dwayne Prescott and carried 5-0.

IV. REPORT OF OFFICERS

None.

V. OLD BUSINESS

None.

VI. Communication

- Tammy Bellman up-dated the Planning Board on the Change of Zone Request form and fee – it is going before the Board of Selectmen on September 23, 2014.
- Tammy Bellman up-dated the Planning Board on the Zoning Ordinance Amendment Section 2.08 – it is going before the Board of Selectmen on September 23, 2014.

VII. Miscellaneous

- Tom Ursia up-dated the Planning Board on Code Enforcement Officer Mark Mitchell leaving the Town of Waterboro on September 24, 2014 to work for the Town of Scarborough.
- Tim Neill would like the information from Natalie Burns regarding the “In-Law Apartments” to be on the agenda in October under Old Business.
- Tom Ursia will speak with the Town Administrator regarding a workshop for the Board of Selectmen and the Planning Board.
- Andy cote would like to see notices posted in local newspapers and on the Town website instead of having to come to the Town hall to see the meeting notices. Dave Lowe noted that it would be easy to add to the website. Tom Ursia requested that with the Planning Board’s approval that when the approval comes from the Board of Selectmen that the information/changes are posted directly to the website.

VIII. New Business

None.

IX. ADJOURNMENT

At 9:19 p.m. Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Andy Cote and carried unanimously.

Approved Date: _____

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