

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

November 5, 2014

7:00 p.m.

I. ROLL CALL

Board Members

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

Absent:

Others Present: David Woodsome Travis Letellier Armand Desrochers
 Rebecca & Richard Doucette Stephen Everett Bob Gage
 Tammy DesJardins Patti Martel David Lowe Tammy Bellman

The meeting was called to order at 7:01 p.m. by Tim Neill, Chair.

II. APPOINTMENTS

- ***Setback reduction request by Laurie Davis, Map 47 Lot 113, 59 Long Causeway*** - A site walk was held on October 25, 2014 at 9am. Tim Neill made to motion to approve the plans as presented. Frank Allen seconded the motion. Voted. Passed 6-0.
- ***Setback reduction request by Patrick Burns, Map 47 Lot 33*** – A site walk was held on October 25, 2014 at 9:30am. Tim Neill noted that the building envelope is a very tight plan. Frank Allen made to motion to approve the plans as submitted. Andy Cote seconded the motion. Voted. Passed 6-0.
- ***Setback reduction request by Tim Laffin, Map 47 Lot 32*** – A site walk was held on October 25, 2014 at 10:00am. Tim Neill noted that the building envelope is a very tight plan. Andy Cote made to motion to approve the plans as submitted. Tim Neill seconded the motion. Voted. Passed 6-0.
- ***Relocation/Setback Reduction – Armand Desrochers, Map 29 Lot143 – 21 Desrochers Lane.*** A site walk was scheduled for Saturday, November 8, 2014 at 9am. Mr. Desrochers is to be placed on the November 19, 2014 Planning Board agenda.
- ***Relocation/Setback Reduction – Richard Doucette Map 32 Lot 28 – 87 Amy Lane*** Richard Doucette is going with his original plan as presented by Northeast Civil Solutions. Tammy Desjardins spoke regarding the oak trees overhanging the boundary line. The Planning board reminded both parties that it is a civil issue. A site walk was scheduled for Saturday, November 8, 2014 at 9:30am. Mr. Doucette is to be placed on the November 19, 2014 Planning Board agenda.
- ***Relocation/Setback Reduction – John & Donna Martel Map 40 Lot 3 78 Hush Puppies Road*** Steve Everett represented the Mr. & Mrs. Martel. A site walk was scheduled for Saturday, November 8, 2014 at 10:00am. Mr. & Mrs. Martel are to be placed on the November 19, 2014 Planning Board agenda.
- ***Final Approval – Dollar General Map 13 Lot 68 – Chadbourne Ridge Road and Sokokis Trail*** - Bob Gage from Dollar General Corporate Office presented the Final

approval overview of the Dollar General Site Plan. Bob consulted with the Dollar General Attorney and has suggested that Dollar General will make a reasonable donation to the Historical Society to move the cobbler shop. Due to the condition of the building, Kurt Clason suggested that he and Judy Carll meet to discuss further. The well capping will be noted on the plans along with a negotiated reasonable donation cap for the moving of the cobbler shop.

Andy Cote made the motion that Dollar General's plan as submitted is approved with the following conditions noted on the plan:

1. The capping of the well
2. The negotiated reasonable donation to the Historical Society for the removal of the cobbler shop

Kurt Clason seconded the motion. No discussion. Voted. Approved 6 – 0.

III. MINUTES OF PREVIOUS MEETINGS

- Kurt Clason made a motion to approve the minutes as written for the meeting held October 15, 2014. The motion was seconded by Dwayne Prescott and carried 6-0.
- The Planning Board suspended action on Section 2.08 of the Zoning Ordinance on October 15, 2014 and was advised by the Town Attorney to continue accepting applications for setback reductions. Tammy will contact Gary Lamb, Administrator to obtain the status of the transfer to the ZBA.

IV. REPORT OF OFFICERS

None.

V. OLD BUSINESS

- ***Change of Zone Request Form*** – Public Hearing set for November 19, 2014 at 7p.m. A copy of the Public Hearing notice was provided to the Planning Board.

VI. Communication

- ***Zoning Board of Appeals*** – Zoning Board of Appeals notice was provided to the Planning Board.
- ***Email from Natalie Burns regarding Section 2.08 and Shoreline demolition*** – the email received from Natalie Burns was read and reviewed by the Planning Board. Notice was made in the Minutes Section (III) of these minutes.
- ***Contract Zoning Information*** – Tom Ursia provided the response received from Natalie Burns regarding Contract Zoning for the Planning Board to review.
- ***Carpenter Estates has requested a site walk*** by the Planning Board through Tammy. The Planning Board has requested that they will need to prove that the design has not

changed. The Planning board is requesting to be notified when a Site Plan Review and or Subdivision Plan is discussed by the Town Planner and any additional Town Employees. The minutes need to also be provided to the Planning Board.

VII. Miscellaneous

- Kurt Clason inquired about the Driveway Ordinance that had been sent to the Town’s Attorney for review. Tim Neill commented that it was still “up in the air” and the Planning Board should wait for the response for the Town’s Attorney. Dave Woodsome said it will be a better product and will also check on the status and report back.
- Tim Neill will contact Gary Lamb regarding a Town employee Executive Session.

VIII. New Business

- None.

IX. ADJOURNMENT

At 8:20 p.m. Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Judy Carll and carried unanimously.

Approved Date: _____

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