

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
January 4, 2017
7:00 p.m.

I. ROLL CALL

Present: Lee Nelson Dwayne Prescott Judi Carll Judy Wirth Ted Doyle
David Christensen

Absent: Steve Letellier

Others: Tim McCoy Tim Neill Lee Jay Feldman Glenn Charette David Lowe
Tammy Bellman

Lee Nelson called the Planning Board meeting to order at 7:00pm on January 4, 2017.

Lee stated that a quorum has been reached by the Planning Board with the members present.

Lee moved new business to the front of the agenda.

II. MINUTES OF PREVIOUS MEETINGS

- **December 7, 2016** – Judi Carll made the motion to accept the minutes of December 7, 2016. Dwayne Prescott seconded. No discussion. Vote 5 – 0 – 1 (Wirth Absent).
- **December 21, 2016** – Lee Nelson made the motion to accept the minutes of December 21, 2016. Judy Wirth seconded. No discussion. Vote 6 – 0.

III. NEW BUSINESS & PUBLIC HEARINGS

- **Tim McCoy – Map 4 Lot 55 General Purpose – Vehicle Repair Facility – Conditional Use** – Tim McCoy introduced himself to the Planning Board. Tim provided the Board with an overview of the proposed project – bringing the use into compliance – needed a Conditional Use permit from the Planning Board. Has been a mechanic repair shop since the 1970's – Tim provided the Board a history of the parcel in their packet. He is looking to rent the property to a mechanic to do only mechanical work – NO body work and NO painting. Inspections not at this time. Glenn Charette, CEO offered that inspections could be included on the Conditional Use if Tim wanted. It would cover any future use including inspections. Dwayne Prescott – do you plan on limiting the number of cars? Glenn – we need to discuss that this evening. Judy Wirth – the renter will then needed to comply? Glenn explained his letter to the Board – the business is allowed in the General Purpose Zone (GP). The reason we are here is that there is nothing in the parcel file to indicate that this business was permitted or not. Without a permit then it cannot be “grandfathered” – for applicant if Planning Board authorizes the use – Code permits the use. Recommending no more than 2 unregistered and un-inspected vehicles. There are junked vehicles on the property and working to fix the violation – still has five vehicles- the Planning Board can

condition the approval by coming into compliance. The CEO and Fire Marshal will do the inspections. Judi – trailers? Glenn – there is no ordinance saying yes or no; could be a nuisance; but there is no ordinance. Tim – the property is being dressed up; Dave, lessor, will be doing the inspections to make compliant; vehicles are registered; having town water put in; bathroom being remodeled to be compliant. Glenn – it would be harsh to table; Planning Board conditions to come into compliance- think this is fair – compliance will be the CEO’s job. David Christensen – limiting uninspected vehicles – any limit on inspections and registered vehicles? Glenn – ten has been the standard. Glenn – Fire Marshall and CEO will make recommendations and requirements before – CEO recommends 2 vehicles stay and others go. Tim – I have spoken with the other vehicle owners to remove them – still waiting for a couple to take theirs. Judi Carll made the motion that we give permission for a repair and inspection station with the following conditions: no more than 2 unregistered uninspected vehicles; and no collection of parts on the outside of the building; and the building, plumbing, electrical, and fire prevention shall meet minimum code requirements and maintain those requirements for the life of the business; and a maximum number of ten vehicles to be worked on will be allowed on the property at any given time. Ted Doyle seconded the motion. No further discussion. Vote 6-0 to approve the Conditional Use. Tim will let Glenn know when the facility is ready for any and all inspections/walk through.

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

- **January 19, 2017 Lyman MDEP** – Judi Carll made the motion to move the meeting date of January 18, 2017 to January 19, 2017 at the Lyman town hall with Maine DEP at 7pm. Dwayne Prescott seconded. No discussion. Vote 6 – 0 meeting moved to January 19 in Lyman.
- **Article 7 Section 7.10 Design Standards – effective December 22, 2016** – tammy explained that the Commercial Design Standards went into effect on December 21, 2016. The Planning board was provided with the necessary pages to change their individual Zoning Ordinances.
- **Glenn Charette commented on Boardsmanship** – if you are following Roberts’ Rules, please direct questions to the Chair/Vice-Chair; the Chair will then determine if the applicant should be asked the question. Usually, the Chair will ask the applicant the question.

VII. ADJOURNMENT

- Judy Wirth made the motion to adjourn at 7:35 pm. Judi Carll seconded the motion. No discussion. Vote 5 - 0 in favor. Meeting Adjourned to the workshop.

Approved Date: _____

