

**TOWN OF WATERBORO**  
***PLANNING BOARD***  
***MEETING MINUTES***  
***February 1, 2017***  
**7:00 p.m.**

**I. ROLL CALL**

Present: Lee Nelson Dwayne Prescott Judi Carll Steve Letellier Ted Doyle  
David Christensen

Absent: Judy Wirth

Others: Tim Neill Lee Jay Feldman David Lowe

Lee Nelson called the Planning Board meeting to order at 7:00pm on February 1, 2017.

**II. MINUTES OF PREVIOUS MEETINGS**

- **January 4, 2017** – Judi Carll made the motion to accept the meeting minutes of January 4, 2017. Dwayne Christensen seconded. No discussion. Vote 5 – 0 – 1 (Letellier Absent). Approved.
- **January 19, 2017** – Ted Doyle made the motion to accept the minutes of January 19, 2017. Steve Letellier seconded. No discussion. Vote 5 – 0 – 1 (Prescott Absent). Approved.

**III. NEW BUSINESS & PUBLIC HEARINGS**

- **Election of Officer – Chair** Lee Nelson nominated Dwayne Prescott for the position of Chair. Steve Letellier seconded the motion. No discussion. Vote 6 – 0. New Chair is Dwayne Prescott.
- Dwayne Prescott took over as Chairman of the Planning Board at this time.

**IV. OLD BUSINESS**

- Distribution of the newly enacted, December 23, 2016, Shoreland Zoning Ordinance. Please put this in your Planning Board notebook of Ordinances.

**V. COMMUNICATION**

- **Up-date on Workshop with Board of Selectmen and Economic Development Committee** Lee Jay Feldman – shared that the Economic Development Committee, Chaired by Chuck Morgan of Southern Maine Planning and Development Commission held a workshop with the Board of Selectmen regarding Tax Increment Financing District (TIF). How one operates and how it could potentially assist Waterboro with future economic growth. There will be a lot of work going on behind the scenes on the development of potential TIF Districts. There will be additional workshops and a potential public hearing going forward.

**VI. MISCELLANEOUS**

- Lee Jay Feldman up-dated the Planning Board on contract zoning and the Comprehensive Plan based on the discussion between Shawn Shoemaker and the Board of Selectmen. Shawn Shoemaker and Chris Dennis had initially requested a contract zone in North Waterboro. Shawn and Chris are now weighing the options between a contract zone and a zone request change. The Board of Selectmen have requested a master plan and the development that would be coming before the Town in the future of the 28 acre development. I approached Shawn with the adoption of the Comprehensive Plan and the review of the Zoning Ordinance with the potential change occurring in the zoning districts. What is there know, may or may not be able to be put there later on. We are not able to foresee the future of the zoning uses and what might be allowed and what would be a conditional use. With the development of the parcel covering from one to ten or more years and him thinking that would be ok during the tenth or longer year – the current zoning ordinance would not necessarily allow the future thinking. Contract Zoning would be an agreement between the Town and the Developer to negotiate in good faith. It might involve for example, providing for an up-grade in the roads or the intersection or create a trail system. The Board of Selectmen want to see his Master Plan for the property prior to them making a decision. A lot depends on the modifications that the Planning Board makes to the Zoning Ordinance. Not sure how this will play out and wanted to keep the Planning Board in the loop. Steve asked about what happens if he purchases an abutting property? Dwayne replied that it will be addressed at that time. The property is currently a split parcel – both Village and Agriculture-Residential.

**VII. ADJOURNMENT**

- Judi Carll made the motion to adjourn at 7:15 pm. Steve Letellier seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned to the workshop.

Approved Date: \_\_\_\_\_

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