

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
July 19, 2017
7:00 p.m.

I. ROLL CALL

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

Absent: Judy Wirth

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

Dwayne Prescott called the Planning Board meeting to order at 7:00pm on July 19, 2017.

Dwayne stated a quorum has been met with the members present.

I. MINUTES OF PREVIOUS MEETINGS

II. NEW BUSINESS & PUBLIC HEARINGS

- **Heather Glidden – Owner/Operator El Camino Fresh Mexican Grill – Temporary Conditional Use** – Heather Glidden gave an overview of the food trailer to date – purchased the food trailer last year – remodeled the entire inside; took to Old Home Days and fairs two - three days a week; have not used during the winter only summer to date; Judi Carll – any other businesses at JD’s? Heather – no; David – parking issues? Glenn – been by often and have not seen any parking issues – have seen only 7-10 cars and there are 20 spaces available; the picnic table is moved out each day; Steve – any issues noted? Heather – the customers like what I am doing no issues; David – fire and safety issues? Glenn – she is serve safe certified; extinguishers are inside and visible; Scott Davis has inspected and says good things recommends that Heather go back to the warmer method of food safety; Heather explained the serve safe process; Dwayne – need for public hearing for surrounding businesses? Glenn – not required; Lee Jay – temporary use may require a public hearing – conditional use 4.01 third paragraph: “If the Planning Board feels it is necessary to either gather additional information, resolve conflicting information, or to inform the public, it may hold a hearing, pursuant to the provisions of Sections 13.07, before deciding an application to commence a conditional use. The Applicant is required to notify abutters of the property of the conditional use application no less than 10 days prior to the scheduled Planning Board meeting. This notice shall inform the abutters of the application for conditional use, the date and time of the meeting and that the abutters shall submit their concerns in writing to the planning board prior to the meeting date. The applicant shall provide the planning board proof of notice to abutters. This evidence can be by certified proof of mailing as provided by a post office listing the names of the abutters, the mailing addresses utilized for

the notice, a copy of the notice sent and the date upon which the notice was mailed.” Dwayne – restrictions on a temporary? Glenn – yes three; Lee Jay – if approval is allowed you can condition that if any issues do arise then a public hearing can be scheduled. David Christensen made the motion to approve the temporary use for 90 days with seeing Glenn every 30 to see if any issues. If issues do arise then it will go to Public Hearing before the next 30 days will be approved. Judi Carll seconded. No discussion. Vote – 5 – 0 approved for 90 days with a condition. Glenn handed out the definition for a Mobile Food Wagon.

- **Waterboro Zoning Ordinance – Article 3 Section 3.01 Marijuana Amendment** – Lee Jay Feldman gave an overview that has wording that has been reviewed by the town attorney. If the Planning Board is ok with the wording the Public Hearing can be held August 2, 2017 at 7pm. David – consistent wording across the State? Lee Jay – no done by town. No further questions. David Christensen made the motion to schedule the Public Hearing on August 2, 2017 for the marijuana amendment. Steve Letellier seconded the motion. No discussion. Vote 5 – 0 motion passes Public Hearing to be scheduled.

III. OLD BUSINESS

IV. COMMUNICATION

- Lee Jay Feldman – handed out the Little Ossipee Lake Campground information received. Please DO NOT discuss tonight as the applicant is not present. Natalie Burns and Lee Jay will be meeting on August 2, 2017. Natalie will generate the letter.
- Dwayne Prescott suggested that a section in the Zoning Ordinance be created for the mobile food cart/trailer, etc – with basic requirements be created. Judi – if vendor gets license from the State Are they required having a bathroom, handing wash area, etc? Glenn – restrict to business property; Judi – would that come under number of uses for that property? Glenn- it would be a temporary use.

V. MISCELLANEOUS

- Glenn notified the Planning Board that he will be on vacation next week (July 24 – 28) Jim Allaire from Alfred and Patti McKenna from Lyman will be acting as Deputy CEOs.
- Dwayne Prescott read the Municipal Seminar new law information provided by Jensen Baird to be held in September. Should attend – good information last year.

VI. ADJOURNMENT

- Judi Carll motion to adjourn at 7:30pm. Steve Letellier seconded the motion. No discussion. Vote 5 - 0 in favor. Meeting Adjourned.

VIII. Items needing signature

Approved Date: _____
