

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

February 15, 2023

6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Rebekah Higgins Diane Gray Stacie Walker James Farias

Absent: Luna Pitianellio

Others: Dave Lowe Angela Chute Michael Gilpatrick Dennis Abbott
Aaron Hunter, Sebago Technics Kendall Willard, Sebago Technics

Lori Anthony called the meeting to order at 6:30 and declared a quorum with members present.

II. MINUTES

III. PUBLIC HEARINGS

IV. OLD BUSINESS

V. NEW BUSINESS

- The Heritage Company Coppersmith LLC. – 545 Main Street, Waterboro
 - LeeJay Feldman recommends the Planning Board finds the application complete and schedule the public hearing for the next available meeting date. (April 5, 2023)
 - Aaron Hunter, Sebago Technics & Kendall Willard, Sebago Technics
There is already an existing office and daycare on the site. They're here presenting after going through an informal and a formal staff review of the proposed project.

Phase I consists of a proposed storage building for the Coppersmith for storage of materials on site. It would be a drive thru building style. They will be adding an additional egress door to the building.

Phase II is a proposed office building behind the daycare consisting of 3 units with a shared conference room with additional parking for that building. They will be reconfiguring the parking and fire access for the daycare. The office building will be served by a private well and septic system with all utilities underground and extended from the existing pole on site. Handicap van accessible parking will be added to the office building parking lot.

Board discussion – On the location map, correct Pleasant Street to Old Alfred Road. The elevation photographs, the office building looks bland. Aaron stated there would be wood beams at the front entry way and would be similar to what is existing there now. What is the plan for the trees? Aaron stated they would be maintaining the vegetation as much as possible, there is no proposed landscaping at this time. No further Board discussion.

Lori Anthony stated the applicant isn't seeking any waivers, feels the application is complete and requested a motion to find the application complete.

Rebekah Higgins made a motion to find the application complete, second by James Farias.

Vote: 5-0, motion passes, application is found complete

Lori Anthony & Stacie Walker stated they would like a site walk to look at the proposed areas for the buildings in relation to what is there currently. Site walk scheduled for March 15, 2023 at 5:00 prior to the Boardsmanship Training.

VI. COMMUNICATION

- Boardsmanship Training – March 15, 2023 at 6:30PM
 - Attorney Natalie Burns – Jensen Baird
- LeeJay Feldman passed along information regarding a new policy from SMPDC regarding services. Now require a 2 week minimum on turnaround time, they will be ZOOMing into meetings more often if possible. Just updated the Memorandum of Understanding with the Town of Waterboro and it is now open ended and no longer year to year.
 - LD2003 is going through rule making and holding public hearing for comments and rules on March 1, 2023. It may get postponed from July 2023 but not sure for how long, some are seeking a delay of 2 years.
- Dennis Abbott passed along information regarding potential new ordinance for Marijuana if the referendum vote passes to allow medical marijuana retail.

VII. MISCELLANEOUS

VII. ADJOURNMENT

- Diane Gray made the motion to adjourn to workshop. James Farias second the motion. No discussion.

Vote: 5-0, motion passes, meeting adjourned to enter workshop

VIII. ITEMS NEEDING SIGNATURE