

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

April 5, 2023

6:30 p.m.

I. ROLL CALL

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

Others: Dave Lowe Angela Chute Michael Gilpatrick LeeJay Feldman Dennis Abbott
Aaron Hunter

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

II. MINUTES

III. PUBLIC HEARINGS

- The Heritage Company Coppersmith LLC – 545 Main Street, Waterboro
Aaron Hunter, Sebago Technics

Site walk was held March 15, 2023

Currently there is an existing daycare facility and an office / coppersmith business on site.

Phase I would consist of the construction of the storage facility for the coppersmith and Phase II consisting of the office building which will contain 3 offices with 2 meeting rooms. They will be modifying the existing parking onsite.

They did receive 2 emails regarding Cross Road access which are included in the minutes. The project has already been providing access to Cross Road and will continue to provide access via paved road across the project.

No public comment. Public Hearing closed at 6:42PM.

- Zoning Ordinance Definitions & Amendment

Section 2.03 now contains a short paragraph put together by Town Attorney Natalie Burns regarding foundation certification requirements.

Definitions of Foundation and Foundation Certification have been included in the definitions section of the Zoning Ordinance.

No public comment. Public hearing closed at 6:45PM.

IV. OLD BUSINESS

- The Heritage Company Coppersmith LLC – 545 Main Street, Waterboro

LeeJay and Mike stated they had nothing more to add and only 1 standard condition of approval. The road access to Cross Road is a civil issue and of no bearing to the Board.

Lori asked for clarification regarding the office building, would it be a 5 unit structure or 3 for the FOF. The existing small building on the east side of the day care, would that be staying?

Aaron stated the building would remain in place as that is storage for the daycare facility.

Current buildings are on public water supply with the 2 new buildings being placed on 2 private wells, 1 for each perspective building.

Motion by Diane Gray to approve the final plans, second by James Farias.

Vote: 6-0, motion passed, final plans approved

V. NEW BUSINESS

- Steve Everett on behalf of DMA Properties, David Alves requesting an extension on the Contract Zone as he hasn't been able to present the project due to lack of was supply from Waterboro Water District.

Lee Jay explained the Boards role is to recommend back to the Board of Selectmen to extend or not to extend the Contract and gave an explanation of the Contract Zone to newer Board members.

By the contract their extension would be for 1 year. The Planning Board will eventually see the project before them once water is available.

Dennis Abbott stated the Board of Selectmen have met with the trustees of the Water District, Straw Mill Brook well is better and now pulling more water. They are seeking a grant to look for more water to help supply as well.

James Farias made a motion to recommend the extension of the Contract Zone, second by Rick Madruga.

Vote: 5-0-1(Walker), motion passed, recommend extension to selectmen.

VI. COMMUNICATION

VII. MISCELLANEOUS

- Lori provided site walk notes to Angela for recording

VII. ADJOURNMENT

- James Farias made the motion to adjourn. Rick Madruga second the motion. No discussion.

Vote: 6-0, motion passes, meeting adjourned

VIII. ITEMS NEEDING SIGNATURE