

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

June 7, 2023

6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Rebekah Higgins James Farias Rick Madruga

Absent: Diane Gray Stacie Walker

Others: Dave Lowe Angela Chute Michael Gilpatrick LeeJay Feldman Curtis & Jen Gerry
 Danny Bouziani Aaron Hunter, Sebago Technics

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

II. MINUTES

- April 5, 2023 – accepted as corrected
- April 19, 2023 – accepted as written
- May 3, 2023 - Workshop so no minutes for recording
- May 17, 2023 – Workshop so no minutes for recording

III. PUBLIC HEARINGS

IV. OLD BUSINESS

V. NEW BUSINESS

- **Delphi Holdings, 40 Sokokis Trail**
 - **Aaron Hunter, Sebago Technics**

They are here to seeking an amendment to a previously approved project located at 40 Sokokis Trail in East Waterboro, the current site of Dunkin' Donuts, Subway, and Partners Bank.

The current amendment includes the removal of the outside boat storage and the self storage building with associated pavement along the previously approved boat storage area.

The retail building elevation changes are as follows:

- Metal roofing changed to asphalt roofing
- Cladding has gone from vinyl shake to vinyl clap
- The accent stone wall has been replaced with a window
- 2 shed dormers have been added
- A decrease in the impervious area

Lee Jay stated previously provided a short memo, this new design is a lesser impact, DEP has taken care of the permitting, Public Hearing is not required and this amendment could be approved this evening.

Lori doesn't feel a public hearing is necessary with the remaining Planning Board members in agreement.

Rick requested clarification on the storage unit to the far left and if there was no access on the far side. Aaron stated that was correct, that building would only have access doors on one side of the building as the underdrain would be in the now proposed grass area.

Fire Department has no issues with the current proposed amendment.

Lori mentioned the stormwater runoff to which Aaron stated there is minimal increase in runoff and a DEP would handle the waiver.

James Farias made a motion to approve the amendment to the 40 Sokokis Trail, Waterboro Crossing, second by Rebekah Higgins.

Vote: 4-0, motion carried, amendment approved

➤ **Request for Village Zone Medical Marijuana Grow Facility**

Lee Jay gave an overview of the current request in front of them. Approximately 2 months ago a project came before staff review for a Medical Marijuana Grow Facility and an inadvertent look at the zone the facility would actually be just outside the allowed zone.

The applicant then made a request to the Board of Selectmen to allow Medical Marijuana Grow Facilities in the Village Zone.

Michael Gilpatrick, Code Enforcement Officer explained it was his blunder, that the Medical Marijuana Grow Facilities are allowed on Routes 202 & 5 in the AR & GP Zones but not in the Village Zone. If approved it would only allow the facility on a lot of 40,000 sq. ft. or larger.

Lori requested an ordinance mark-up ahead of the next meeting.

Public Hearing scheduled for June 28, 2023 pending quorum verification. Rick Madruga made a motion to reschedule the Planning Board meeting scheduled for June 21, 2023 to June 28, 2023 for a Public Hearing on Medical Marijuana Grow Facilities in the Village Zone on lots 40,000 sq. ft. or larger, second by James Farias.

Vote: 4-0, motion passed, meeting rescheduled to June 28, 2023 with a public hearing the same evening.

VI. COMMUNICATION

- Lee Jay reminded the Board of the SMPDC Annual Meeting on June 20, 2023. If anyone is interested in attending to register with Angela. The guest speaker is a State of Maine Economist. There will be a cash bar, and dinner served, located at the Saco Island Convention Facility and tour of the SMPDC offices if you'd like.
- The Legislature sent to the Senate a delay for LD2003 for 6 months for communities like ours to perform ordinance work.

VII. MISCELLANEOUS

VII. ADJOURNMENT

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

Vote: 4-0, motion passes, meeting adjourned

VIII. ITEMS NEEDING SIGNATURE