

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

SPECIAL MEETING - JAN. 28, 1981

Called to order by Chmn. Gardner at 7:30 pm; others present were, Mrs. Hamel, Messrs. Keith, Hamilton, Denby, R. Goodwin and F. Goodwin.

OLD BUSINESS:

Zoning: Copies of the final revision of the proposed amendments to the Zoning Ordinance were issued to the members. It was the consensus that available time between now and Town Meeting would not be adequate to allow for the required review by the Southern Maine Regional Planning Commission and one or more hearings, and, therefore, it would not be advisable to rely on having it ready for then. However, the process will continue without delay. Mr. Hamilton moved, Mr. Keith seconded and the vote was unanimous that the bill in the amount of \$30.00 for the typing, mimeographing, collating and binding of the proposed revisions to the Zoning Ordinance be paid.

Croteau: This matter was continued from the Jan. 14th. meeting. A greater number attended.

Mr. Loranger: He reported that he had queried two different real estate brokers, both of which told him that such an enterprise "could" have some devaluing effect upon property. He questioned the conformity of the proposed parking space with the Ordinance. It was demonstrated by the Board that it did.

Mrs. Stackpole voiced the same objections as at the previous meeting. Mrs. Fournier was concerned about the speed of the traffic saying that if the Town was to permit such an increase, the Town should install speed signs and enforce the law.

Three others not counting the applicants, spoke in favor of the applicants.

The Croteaus, when asked if the number of participants might inadvertently exceed the proposed 9, stated that there actually was not space enough to accommodate more but allowed that it was remote possibility that at times there might be one or two more and suggested that it be limited to not over 12.

They guaranteed space to park 8 cars, the requirement being 4, all off street. They wished not to be limited to only 2 classes per week saying that they might find it desirable to have as many as five. However, they were firm that they would run from 7 to 10 pm.

The Board, having made an on-site inspection, foresaw no parking problem and no speeding problem that would be due to this enterprise. It was obvious that adequate off-street parking was available.

The Chairman pointed out that the Town encouraged this sort of enterprise as long as it complies with regulations and is not detrimental to the neighborhood.

The Board was convinced that it would meet all requirements.

Mr. F. Goodwin moved, Mr. Keith seconded and the vote was unanimous

to approve the application with the imposition of the following conditions:

1. Classes limited to not over 12 participants.
2. Adequate off-street parking space be provided and used.
3. Classes to be limited to the hours of 7 to 10 p.m. and Monday through Friday only.
4. That the permit be for a probationary period of six months at the completion of which the matter will be reviewed and if, in the mind of the Board, the performance has been satisfactory, the permit shall be made permanent.

NEW BUSINESS

Compensation: The matter of compensation of Planning Board members was discussed. Our proposal would be to pay each member for each meeting he/she attended, including all types of meetings of particular significance to the responsibilities of the Board. The recommended fee was ten (10) dollars. It was observed that one of the neighboring towns so compensates all its similar town committees.

Another proposal was the reimbursement of expenses. The sentiment on this was that the attendance fee would cover it.

The reasons for the compensation are two-fold. They assume that the work of a planning board is or should be of considerable importance to a municipality; important enough, that is, that competent people should be sought for the job, and that all should consider their attendance near top priority. Having assumed this, it was then agreed that some incentive other than personal civic dedication is indicated and that the most effective incentive is compensation. The Board believes that it would make the recruitment of competent members considerably easier and would result in better attendance--the Board might even be more productive. No inference is intended here that the present Board members are incompetent.

In view of this sentiment the Board unanimously voted to propose the following article to the Selectmen for the 1981 Town Meeting Warrant:

To see if the Town will authorize the Selectmen to pay the Planning Board members a set amount of ten (10) dollars for each Planning Board meeting attended, also for each delegated appearance as a Planning Board member before any other board, commission or authority, similar to the provisions of Title 30, Section 4964 MRSA.

Comprehensive Plan: This was on the agenda merely for the purpose of calling attention to the fact that the present Plan is, at best, the minimum required and expansion of it should seriously be considered.

Meeting adjourned at 9:30 p.m.

(See over for approvals)

Respectfully submitted,

Frank R. Goodwin, Secy.

Approvals:

Walter D. Fisher

Roland E. Derby

James O. Hamilton

Russell L. Keith