

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

**REGULAR MEETING WATERBORO PLANNING BOARD MARCH 25, 1993**

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:30 PM

**I ROLLCALL:** Present were Roland Denby, Dwayne Woodsome, Cindy Allen, Jon Gale and Chairman, John Roberts.

**II MINUTES OR PREVIOUS MEETINGS:**

Dwayne Woodsome moved to approve March 10, 1993 minutes as written. Roland Denby seconded the motion. Vote was 3-0 in favor.

**III COMMUNICATION AND BILLS:**

April 5, 1993 is the last date for submission for articles for the Town Meeting Warrant.

Wellhead Protection Overlay, Home Occupation to be included.

Request made by Raymond Janson to relocate the Zone line that splits his property on our current tax maps. Board voted at a previous meeting to allow six uses on the property. The uses are classified under the AR zone and Ray would like his property to be in the Village Zone since the building was there when zoning was enacted.

After discussion by Board members Jon Gale moved and Roland Denby seconded a motion to recommend the current decision by the Board for six uses on the property be adhered to for the AR Zone. Vote was 4-0-0 in favor.

Mr. Janson can still request the amendment as a personal request.

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

7:30 PM Chuck Pierce Map 6 Lot 16 Zone FA  
8:00 PM Ivory & Regina Libby Map 28 Lot 2 Zone V

**7:30 PM Chuck Pierce Map 6 Lot 16 F&A Zone**

The hydrogeologic study has been forwarded to John Tewey for review. The board cannot take any further action until the report comes back.

**8:00 PM Regina & Ivory Libby Map 28 Lot 2 Village Zone**

The Libbys have purchased the old Willie's Pizza Building and wish to open a corner shop. The Conditional Use Permits have expired since the business has been non existent for over one year.

They would like to have coffee, cold sandwiches and maybe soda and craft items at a later time. Take out only -no seats intended. This is a substandard lot and required Planning Board review.

Roland Denby moved and Jon Gale seconded a motion to approve request and that fence remain in place. Vote was 4-0-0 in favor.

**VI NEW BUSINESS:**

1. Flea Markets,
2. Garage sales,
3. Adult Businesses,
4. Occupations,
5. Wellhead Overlay Zone
6. Format change to Chart format for Land Uses

Cindy Allen moved and Roland Denby seconded a motion to place a chart format form for land use on the Warrant for Town Meeting. Vote was 4-0-0 in favor.

Cindy moved and Roland Denby seconded a motion to place Wellhead Protection Overlay and Home Occupation and Adult Businesses on the Warrant for Town Meeting. Vote was 4-0-0 in favor.

Cindy Allen moved and Roland Denby seconded a motion to place Yard Sales and Flea Markets on the Warrant for Town Meeting. Vote was 4-0-0 in favor.

Cindy Allen moved and Roland Denby seconded a motion to send all warrant articles to the Town's Attorney for review. Vote was 4-0-0 in favor.


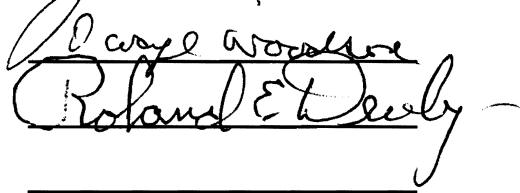
**VII OLD BUSINESS:**

**VII ADJOURNMENT:**

It was moved and seconded to adjourn at 9:24 p.m.

Respectively submitted,

Dwayne Woodsome  
Secretary/Treasurer

  
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