

PLANNING BOARD

Town of Waterboro

WATERBORO PLANNING BOARD PUBLIC HEARING PROPOSED ZONING CHANGES

APRIL 28, 1994

Meeting was called to order by Chairman, John Roberts at 7:20 p.m. Present from the Planning Board were Roland Denby, Jon Gale, Judi Carll, Cindy Allen and Dwayne Woodsome. Approximately 12 citizens were also in attendance.

Articles as posted:

Apartment Conversions:

Question for clarification. Dwayne Morin explained that currently if a person wished to create an in-law apartment the property owner would need double the density requirement with the proposed change the density would be one and a half the required density. (ex. 1 unit in Village Zone 40,000 sq. ft. conversion to two units would require 60,000 sq. ft.)

Home Occupations and Professional Home Offices:

This was presented at last year's annual town meeting. Those present felt that the number of employees that were unrelated should be changed. The Planning Board has changed the number to two (2) persons and the percentage of floor space to be dedicated for the home occupation will remain the same. Previous proposal would limit the square footage to 500 s. f.

Home Occupation: The definition is to further clarify the types of uses allowed and considered home occupations.

Office/Office Complex:

The proposed definition and use would allow for future development with less density requirements for office type uses. The special requirements deal with potential impact and provide the Planning Board with tools to allow these uses with a minimum impact on the surrounding area.

Addition of Roads:

When the Zoning Ordinance was created and enacted there were roads within the Town that were considered State Aid and State Roads. Over the years the status of some of those roads

has changed. To assist the Board in their review of requests for uses that require direct access to State/State Aid Roads the addition of the roads will become a necessary tool.

Front Yard Setback

The creation of right-of-ways by a property owner can place abutting structures in violation of setback requirements. This article would alleviate the hardship from an abutting property.

Building Occupancy and Change of Use Permits Required:

Currently an Occupancy Permit is for the structural portion of a building. When businesses move in and out of areas there is currently no way to govern whether the use is allowed in a zone. A change of use permit would allow review by the Code Enforcement Office and when necessary require Planning Board Review.

Generally John Roberts read the articles and asked for questions. Dwayne Morin gave brief synopsis for those questioned.

Two Articles being presented by local citizens:

Definition change for Family and Institutional Facilities.

Much discussion followed by those present regarding the planning board's support of the changes. Those present felt it was time people stopped allowing the attorney's to run the country. It was asked if the board would be voting during executive session? John Roberts informed those present that a vote of the board could not be taken at a Public Hearing however would be taken up at the Regular Meeting directly following the Public Hearing. Regular meetings are public.

Shoreland Zoning:

Board has taken state laws and current shoreland zoning and melded the two. The state has given its approval of the proposed changes being presented at Annual Town Meeting. The proposal will be more restrictive than existing however less restrictive than the State Mandated Zoning now in place.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer