

# **Town of Waterboro**

## **Planning Board Meeting Minutes January 24, 2002**

### **I. ROLL CALL**

Susan Dunlap calls the meeting to order at 7:35 p.m. noting attendance of Everett Whitten, Roland Denby, Tim Neill, and Todd Morey. Dwayne Woodsome and Ken Danforth are absent.

### **II. APPOINTMENTS**

There are no scheduled appointments for tonight's meeting.

### **III. REPORT OF OFFICERS**

Everett Whitten reports on the Transfer Station Committee that he attends as the representative of the Planning board. The town has bought a new cardboard compactor. The town is going to issue new dump stickers. There are going to be new charges implemented for dumping anything other than household trash.

Susan D. states that since there are no appointments that she would like to review the request of the Comprehensive Plan committee that the board review and comment on the executive summary of the comprehensive plan. The board discussed the goals that were spelled out in the original plan to see which have been accomplished or not.

Goal #5 - Public facilities and services regarding securing lands. The board rezoned the Bennett Hill Road area to allow for gravel extraction for the town gravel pit.

Goal #6 – Fiscal capacity regarding phased growth strategy. The town has not done that.

Goal #7 – Visual & Historic Resources regarding requiring buildings to be compatible with historic areas. Sue thinks this standard has been set and is followed. Everett adds that the two banks that the board has approved fit in with the surrounding buildings. Todd Morey thinks that this should be made a requirement and not left up to the board's discretion.

Under goal 7 is a statement to preserve natural features of the land. Sue states that the board always encourages developers to preserve stone walls and views.

Goal #11 Land use regarding locating future growth where services are available. Sue states that the board is doing this by requiring new businesses to extend the water line.

Monitoring future growth is being done regarding services of fire and rescue. Sue states that the services have enlarged with the growth.

Promote economic expansion. Sue states this has not happened.

Establish land use strategies to accommodate for gravel extraction and forestry. Sue states that this has not been done. Gravel extraction has been restricted with the adoption of the new Gravel ordinance and the Planning Board's gravel ordinance being defeated.

Expand a program for the responsible conservation of Waterboro's water resources. Sue states that the two wellhead protection zone were added in 1993.

The board reviewed the Implementation strategies as listed in the executive summary.

Affordable housing – the board has allowed the development of manufactured houses.

Encourage apartment conversions – The board brought an article to town meeting to adopt lesser density for conversions and it passed.

Provide opportunities for elderly housing. Applewood was developed in 1994.

Institute reduced widths of road right of ways to lessen development costs but allow for adequate design and safety standards. The selectmen proposed to widen the required right of ways in 2000. The costs to the town for development have gone up and the board is now looking into requiring more information and stricter standards, which reduces the time to review applications. The board has adopted revised checklists to aid in the review process. The board is considering raising the fees for review so that the developer is bearing more of the weight of the review.

Natural Resource Plan

Establish Watershed protection district. The town adopted shoreland zoning.

Future Land Use Plan – existing zoning districts and proposed suggested. The town has added a VR zone to encompass all of Lake Arrowhead properties.

### III. MINUTES OF PREVIOUS MEETINGS

Roland Denby made a motion to approve the January 9, 2002 meeting minutes. Todd Morey seconded the motion. Motion carries with a vote of 3-0-1 in favor with Everett Whitten abstaining, as he was not present.

Tim Neill made the motion to approve the December 27, 2001 meeting minutes. Roland Denby seconds the motion. Motion carries with a vote of 3-0-1 with Everett W. abstaining.

The minutes for December 12, 27 and January 9 were signed.

### V. OLD BUSINESS

The Kenneth Pierce conditional use is put off until the next meeting.

The board discusses proposed zoning changes at this time. An all-purpose zone is discussed. Tim N. thinks this should be done in phases. Todd M. states he doesn't think it should extend beyond the water lines and that he would like to see some kind of standards adopted for development in this zone. Such as building design standards that fit in and landscaping standards. Sue states that the board always has the option to tie the review in with the Comprehensive Plan, which should accomplish that.

The area that the board would like to submit to town meeting to rezone as all-purpose is discussed. A straw poll of the board was taken and all agreed to stay conservative on the area and based on Roland Denby's suggestion to do this rezoning in phases and to start small and learn from the process, Everett Whitten made the motion to bring try to rezone the Route 202 corridor from the Alfred town line to the Lyman Town line in an L shape, as an all purpose zone excluding current village and conservation zones which would remain as is. Roland Denby seconds the motion. Motion carries with a unanimous vote in favor.

The board will think about more aspects of this proposed change and discuss this further at future meetings. Tim Neill made a motion to hold a workshop on Monday February 4, 2002 at 7 p.m. to discuss zoning changes. Todd Morey seconded the motion. Motion carries with a unanimous vote in favor.

VI. COMMUNICATIONS

1. There is a memo from the board of selectmen regarding their proposal for an article to raise fees in Section 12 of the zoning ordinance. The board decides that they would like to present their request to raise fees separately from the Selectmen's request.
2. The notice of decision on Kenneth Pierce conditional use permit was given to the board.
3. The attorney invoice for the month of January was given to the board for their review. There were no items on it from the Planning board budget.

VII. MISCELLANEOUS


Roland Denby asks the board if they wish for him to continue the project he started of photographing the Route 202 corridor to have a documentation of the changes that are occurring. It is agreed that the board wants Roland and Everett to continue on with that project.

VIII. NEW BUSINESS

IX. ADJOURNMENT


Todd Morey made the motion to adjourn the meeting at 9:50 p.m. Roland Denby seconds the motion. Motion carries with a unanimous vote in favor.

APPROVED Date: 2.13.02



Roland Denby

Everett Whitten



Susan Dunlap