

**TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES**

January 7, 2003

7:30 p.m.

I. ROLL CALL

Chairman, Susan Dunlap called the meeting to order at 7:30 p.m. Attendance from the board is as follows: Kurt Clason, Teresa Lowell, Roland Denby, Everett Whitten and Jonathan Raymond. Denise Everest is absent.

Sue Dunlap introduces new Planning Board member, Jonathan Raymond and briefly discusses the different processes and policies the planning board follows.

II. APPOINTMENTS

The applicants scheduled for tonight's meeting, Linda Morin and Larry Plourde, will not be attending this meeting as it was determined there were still too many unresolved issues with the peer review to attempt final approval.

Sue reminds the board that there will be a workshop with Natalie Burns, the Town Attorney, on January 21 from 7-8 pm. It is noted that the selectmen has expressed interest in possibly attending the workshop to discuss the water processing plant moratorium. Also planned for that night will be a board vote for Vice Chairman and Secretary/Treasurer. The board discussed the need to hold the vote as soon as possible, with the positions being held until April as this is the regularly scheduled time for such a vote. Roland questions whether the board could vote for a vice chairman on an "as needed" basis if the standing chair is not present at a meeting.

The board discussed an e-mail received from Natalie Burns, the town's attorney, regarding whether or not the planning board has the authority to require applicants to run town water.

"The board has two site plan standards that apply here, 12 (proposed water supply will meet the demands of the proposed use or for fire protection) and 15 (second sentence concerning groundwater contaminants). The applicant has the burden of proof on those standards and should be asked to provide sufficient information (as set forth in Section II.A, the information should be written) to allow the board to determine whether the standards have been met. If the standards are not met, the board can condition the project on an extension of public water if the extension would mean that the standards would be met. The board does have the authority to approve projects with conditions, but the board should be able to demonstrate why a condition is necessary."

The board will discuss this issue further with Natalie when she comes for the workshop.

Issues for a possible town meeting vote are reviewed. The possibility of re-configuring the distribution of growth permits, with the number allotted to Lake Arrowhead reduced for the purpose of assigning them to designated growth areas is discussed. Phil Tarr will be contacted for an opinion from LAC on this issue prior to the next planning board meeting.

The following are issues the board would like to discuss with Natalie Burns at the workshop on January 21 in preparation for a possible town meeting vote:

- age restriction exemption in the growth ordinance
- water processing plant moratorium
- potable water
- differential growth

It is determined that in order to meet the deadline for town meeting a public hearing will have to be set the week of February 9, 2004. An extra meeting will also be held January 28, 2004 to discuss information received from Natalie at the workshop and to prepare for town meeting.

III. MINUTES OF PREVIOUS MEETING

December 3, 2003 - minutes tabled to sign at next meeting due to a typo

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt made the motion to adjourn at 9:00 p.m. Everett seconded and the motion passed with a unanimous vote.