

TOWN OF WATERBORO PLANNING BOARD

MEETING MINUTES

June 7, 2006

I. ROLL CALL

David Benton called the meeting to order at 7:30 p.m

Board Members Present: David Benton Judy Carll Donald Day
 Roland Denby Teresa Lowell

Board Members Absent: Susan Dunlap Tim Nelson

Others Present: Amy Robitaille Ken Lamoreaux
 Jonathan Raymond
 Tina Smith

II. APPOINTMENTS

Ø *Day Care Conditional Use Map 11 Lot 83-5 Amy Robitaille*

The Board met with Amy Robitaille regarding a conditional use permit to operate a day care at 660 Townhouse Road. The applicant stated that she would like to operate the daycare Monday through Friday from 6:30 a.m. to 6:00 p.m. Following state guidelines, she will provide daycare for 6 to 8 children. The applicant also stated that she will probably have a part-time assistant. The state licensing representative will meet with the applicant during the coming week.

A motion was made by Teresa Lowell, seconded by Judy Carll, and unanimously carried by the board to approve the Conditional Use Permit application of Amy Robitaille to operate a day care facility at 660 Townhouse Road with the following conditions

- A fence is constructed at no less than 4' in height, within thirty (30) days
- Hours of operation will be Monday through Friday, 6:30 a.m. to 6:00 p.m
- Applicant will maintain state daycare license

Ø *Lakeside Community Church - Site Plan Steve Brook*

The applicant did not attend the meeting.

Ø *Goodall Medical Office Building*
Ken Lamoreaux, The Sheridan Corporation

Ken Lamoreaux met with the Planning Board regarding the Goodall Medical Office Building. The applicant stated that the Zoning Board of Appeals did not grant a variance to change the size of the parking spaces, so the plan has been revised. The proposed parking spaces are 11' x 18.2' to meet the 200 square foot requirement. The parking area will include 105 spaces, exceeding the 69 spaces required. The private road will be named Goodall Drive; the public meeting room in the building will be named the "Wakefield Conference Room." The Traffic Movement Permit was issued by the Maine Department of Transportation. The applicant advised that the DEP is reviewing the stormwater application. An interim peer review was received from Sevee & Maher. No action was taken by the Board pending receipt of the final peer review and DEP approvals. The applicant will meet with the board in two weeks.

Ø *Workshop*
Changes to Shoreland Zoning Ordinance
LD 1535 Rate of Growth Ordinance

III. MINUTES OF PREVIOUS MEETINGS

A motion was made by Roland Denby to approve the minutes for the meeting held May 17, 2006. The motion was seconded by Donald Day and carried by the board (Teresa Lowell abstained.)

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø *Renewal of Conditional Use Permit*
Sunnyside Cottages LLC

The board reviewed the conditional use permit approved at the October 19, 2005, meeting for a setback reduction for Sunnyside Cottages LLC. The conditional use permit, which expires six months from the date of issue, does not allow the applicant to apply for a building permit available July 1, 2006. A motion was made by Judy Carll to reissue the conditional use permit with the same restrictions. The motion was seconded by Roland Denby and unanimously carried.

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Judy Carll to adjourn the meeting at 8:05 p.m. The motion was seconded by Teresa Lowell and unanimously carried.