

**TOWN OF WATERBORO**  
**PLANNING BOARD**

***MEETING MINUTES***

***June 18, 2008***

***7:30 p.m.***

**‘Beginning with Habitat ’**  
***(An approach to Conserving Maine ’s Natural***  
***Landscape for Plants, Animals and People )***  
***Presentation by Bethany Atkins***

**I. ROLL CALL**

Board Members

Present:	Judy Carll	Kurt Clason	Susan Dunlap
	Teresa Lowell	Tim Nelson	

Absent:	David Benton	Roland Denby
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Others Present:	Gary Fecteau	Tom Ursia	David Lowe
	Tina Smith		

Sue Dunlap, chair, called the meeting to order at 8:15 p.m.

**II. APPOINTMENTS**

Ø ***Lakeside Community Church***  
***Map 13, Lot 51-1, 1248 Sokokis Trail***  
***Change to site plan***

Gary Fecteau addressed the board regarding possible changes to the site plan. The applicant proposes to eliminate the cistern and modify the lighting plan. Deering Lumber now owns the Riverbend condominium s and is in the process of installing the cistern for that project. Board members questioned if the ordinance allowed usage of water protection from a neighboring project and what had changed to eliminate the 10,000 gallons of water protection.

After discussion, Teresa Lowell made a motion to grant an extension for the two requested items (the cistern and the lighting plan) until August 1, 2008; all other obligations are to be met. The motion was seconded by Tim Nelson and unanimously carried. The applicant is to get further clarification from the Fire Department on the cistern and provide a drawing

showing the revised lighting plan. The Board asked Tom Ursia to check with the town attorney and the Fire Chief.

### **III. MINUTES OF PREVIOUS MEETINGS**

*Ø April 16, 2008*

Kurt Clason made a motion to accept the minutes of the meeting held April 16, 2008. The motion was seconded by Teresa Lowell and unanimously carried 3-0 (Tim Nelson and Susan Dunlap abstained)

### **IV. REPORT OF OFFICERS**

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

### **VII. MISCELLANEOUS**

*Ø Cost Recovery – Tom Ursia*

The Board discussed changes to the site plan fee schedule with Tom Ursia. Tom explained that the Cost Recovery Ordinance would require extensive bookkeeping and the board may want to revise the fee schedule originally submitted to the Board of Selectmen. He stated that the strongest opinion regarding the original fee schedule comes from the small business people. Tim Nelson stated that Waterboro taxpayers do not want to subsidize site plan review; it is the cost of doing business in the community.

After discussion, Teresa Lowell made a motion to revise the schedule as follows

Up to 1,999 sq. ft. footprint of structures and paving/parking	\$300
2,000 – 9,999 sq. ft. footprint of structures and paving/parking	\$600
10,000 – 19,999 sq. ft. footprint of structures and paving/parking	\$2,000
Each additional 1,000 sq. ft. footprint of structures and paving/parking (round to the nearest thousand)	\$50

The motion was seconded by Kurt Clason and unanimously carried.

Board members stressed that fees should be reviewed yearly.

### **VIII. NEW BUSINESS**

### **IX. ADJOURNMENT**

At 9:50 p.m., Kurt Clason made a motion to adjourn the meeting. The motion was

seconded by Judy Carll and unanimously carried.

Approved Date: \_\_\_\_\_

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