

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

January 26, 2011

7:00 p.m.

I. ROLL CALL

Board Members

Present: Frank Allen Judi Carll
 Kurt Clason Tim Neill

Absent: Tim Nelson

Others Present: Mike Allen Bill Calvert Scott Davis
 Dave Benton John Vacari Dennis Abbott
 Patti Berry Tom Ursia
 Tina Smith David Lowe

Kurt Clason, vice chair, called the meeting to order at 7:15 p.m.

II. APPOINTMENTS

III. MINUTES OF PREVIOUS MEETINGS

Frank Allen made a motion to accept the minutes of November 17, 2010. The motion was seconded by Tim Neill and passed 4-0.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Vote on recommendation for Rezoning Request

Michael Allen, JD'S Package Store

Map 25, Lots 5 and 5-1

Board members discussed the proposed changes to the Zoning Ordinance. The applicant Mike Allen of JD's Package Store, has requested that the back portion of Map 25, Lots 5 and 5-1 currently zoned Residential be rezoned to village, consistent with the

portion of the lots that front on Route 5. A public hearing was held on January 5, 2011 and the board received a letter of comment from an abutter in support of the proposed change. After discussion, Frank Allen made a motion to recommend to the Board of Selectmen that this zone change request be approved as presented. The motion was seconded and carried 4-0.

The board of Selectmen had also requested that the Planning board review the area and recommend any zoning changes that they deem appropriate. The Planning Board will review this matter at a workshop and make recommendations to the Board of Selectmen.

***Vote on recommendation for Well-Head Protection District
Article 7, Article 12 and Article 14***

Board members discussed the proposed changes to the Zoning Ordinance. A public hearing was held on January 5, 2011 and the board received public comment at that time. Those in attendance at the public hearing voiced many legitimate questions. After discussion, Frank Allen made a motion to adopt the ordinance change as presented. The motion failed for lack of a second. Kurt Clason made a motion to table until the ordinance changes are discussed during workshops with the Waterboro Water District. The motion was seconded and carried 4-0.

***Vote on recommendation for Proposed changes to the Zoning Ordinance:
Specialized Medical Clinic and Medical Marijuana Grow-Only Facility***

Board members discussed the proposed changes to the Zoning Ordinance. A public hearing was held on November 17, 2010. There were no members of the public in attendance. After discussion, Kurt Clason made a motion to recommend the proposed changes to the ordinance. The motion was seconded by Frank Allen and carried 4-0.

Sign final plan for Meadowbrook Acres II

VI. COMMUNICATION


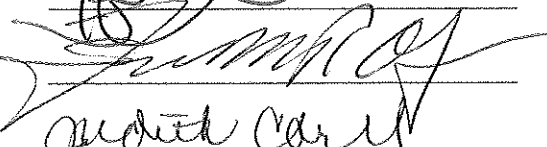

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 7:34 p.m., Judi Carll made a motion to adjourn the meeting and begin the workshop with the Waterboro Water District. The motion was seconded by Frank Allen and passed unanimously.

Approved Date: 3-16-2011



growth center


X.

WORKSHOP