

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
April 17, 2013

6:00 p.m. ***Site Walk – Site Plan Review - Map 26, Lot 7 - 103 Main Street***
Waterboro Safe Storage – Patterson Companies

7:00 p.m. ***Public Hearing – Site Plan Review - Map 26, Lot 7 - 103 Main Street***
Waterboro Safe Storage – Patterson Companies

OPEN PUBLIC HEARING

The public hearing was called to order at 7 p.m. by Tim Neill, Chair. There were no members of the public in attendance.

Shawn Frank, Sebago Technics, addressed the board regarding the site plan review for the Waterboro Safe Storage. This is a 22,800 square foot mini-storage facility with 750 square foot office space located on 2.13 acres. The property is in the Village Zone and designated as Tax Map 26 Lot 7 and located at 103 Main Street. There are existing abandoned residential structures on the site that will be demolished. An MDOT Driveway Permit has been approved. The applicant supplied a letter from MDEP stating that the application was found to be acceptable for processing.

The public hearing was closed at 7:07 p.m.

I. ROLL CALL

Board Members

Present:	Frank Allen	Kurt Clason	Andy Cote
	Tim Neill	Dwayne Prescott	

Absent: Tim Nelson

Others Present:	Shawn Frank, Sebago Technics	
	Mark Adler, Patterson Companies	Mike Allen
	Mark Mitchell Tom Ursia,	Dave Lowe
	Tina Smith	

II. APPOINTMENTS

- ***Site Plan Review***
Map 26, Lot 7 - 103 Main Street
Waterboro Safe Storage – Patterson Companies

Board members reviewed additional information and revised plan supplied by the applicant and noting that they had just completed a site walk. Andy Cote made a motion to approve the waiver

from providing a performance guarantee. The motion was seconded by Dwayne Prescott and carried 5-0.

Andy Cote made a motion to approve the site plan review application as submitted, pending receipt of DEP permit and the applicant's use of earth tone colors for the structure. The motion was seconded by Dwayne Prescott. After discussion, Andy Cote amended his motion to exclude the color requirement. Dwayne Prescott amended his second. The amended motion carried 5-0.

➤ ***Informational Discussion on 1,275 sq ft addition to JD's Store
Waiver Request – Mike Allen
13 Sokokis Trail, Map 25, Lot 5-1***

Mike Allen addressed the board regarding a 25' x 51' addition to his property at 13 Sokokis Trail, JD's Store. He noted that the addition was strictly for storage and as an entrance for deliveries. The existing sheds in the back of the property would not be removed.

After discussion, the applicant stated that he would keep the addition under 1,000 square foot and not trigger site plan review. Kurt Clason made a motion to deny the request to waive the site plan requirements for the proposed addition. The motion was seconded by Andy Cote and carried 5-0.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

➤ ***Pending: Cisterns (Workshop May 8, 2013 at 6 p.m.)***

➤ ***Pending: Wellhead Amendment***

Tom Ursia is working with Natalie Burns on the wording for the amendment.

➤ ***Request to Rezone Map 25, Lot 11***

Board members asked that a memo be sent to Tom Ursia, Town Planner, requesting that this item be placed on the agenda for the 20/20 Committee.

➤ ***Schedule site walk for James Waltz***

The site walk was scheduled for April 24, 2013, at 6 p.m. with a meeting following at the town hall annex.

VI. COMMUNICATION

VII. MISCELLANEOUS

Tom Ursia reminded Board members about the Sewall Company presentation which will be held on Monday, April 22, 2013, at 5 p.m. at the Central Fire Station.

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Kurt Clason to adjourn the meeting at 8:10 p.m. The motion was seconded by Frank Allen and carried unanimously.

Approved Date: _____

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