

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

**MEETING MINUTES**

**May 29, 2013**

**7:00 p.m.**

**I. ROLL CALL**

Board Members

Present:	Frank Allen	Andy Cote	Tim Neill
	Dwayne Prescott		

Absent:	Kurt Clason	Tim Nelson
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Others Present:	Dianne Holden	Jim Carll	Jeff Balmer
	Angela Allen	Robert Thomas	Joanne Thomas
	David Woodsome	Tom Ursia	
	Dave Lowe	Tina Smith	

Tim Neill, Chair, called the meeting to order at 7:00 p.m.

**II. APPOINTMENTS**

- ***Conditional Use – Farmer’s Market/Community Yard Sale  
Waterborough Historical Society  
Taylor House, Map 7 Lot 80, 6 Old Alfred Road***

Jim Carll addressed the board regarding a conditional use permit for the Taylor House. The applicants are seeking to have a Community Yard Sale, Farmers Market and Artisan Market. After discussion, Dwayne Prescott made a motion to approve the application to be operational during daylight hours on Saturday and Sundays from May through September. Bathroom facilities are to be available in the Taylor House. Parking will not be allowed in the street. The motion was seconded by Frank Allen and passed unanimously.

- ***Conditional Use – Farmer’s/Craft Market  
Cornerstone Country Market  
Map 18 Lot 5A, 1045 Main Street***

Jeffrey Balmer addressed the board regarding a conditional use permit for Cornerstone Country Market. The applicants are seeking to have a Farmers Market and Craft Market. After discussion, Frank Allen made a motion to approve the application to be operational during daylight hours on Fridays and Saturday from May through October. Port O Potti will be maintained on site. Parking will not be allowed in the street. The motion was seconded by Andy Cote and passed unanimously.

- ***Conditional Use – Day Care  
Angela Allen  
Map 10 Lot 7, 520 McLucas Road Ext***

Angela Allen addressed the board regarding a conditional use permit to operate a day care at her home located at 520 McLucas Road Ext. The applicant is proposing to operate a child care facility for up to 12 children; hours of operation to be Monday through Friday 6:00 a.m. through 6:00 p.m. After discussion, Frank Allen made a motion to approve the application with the condition that the septic system is checked by the Code Enforcement officer to confirm that it can accommodate the daycare, a 4' fence is installed around the play area, and the applicant maintain a state daycare license. The motion was seconded by Andy Cote and passed unanimously.

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

#### **➤ *April 24, 2013***

Andy Cote made a motion to accept the minutes for the meeting held April 24, 2013. The motion was seconded by Frank Allen and passed unanimously.

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

#### **V. OLD BUSINESS**

##### **➤ *Report from Town Planner* *20/20 Recommendation on Rezoning***

Tom Ursia reviewed the map representing the area proposed to be rezoned. After a lengthy discussion, a motion was made and seconded to proceed with the rezoning of only the Woodsome property. The motion was carried 3-1 (Neill opposed). The hearing was scheduled for June 26, 2013, at 7 p.m.

### **VI. COMMUNICATION**

A memo was received from the Town Administrator requesting a letter of support from the Planning Board for the CDBG Public Infrastructure Project. A motion was made by Andy Cote to provide a letter of support for the project. The motion was seconded by Dwayne Prescott and passed unanimously.

### **VII. MISCELLANEOUS**

Board members decided to schedule a workshop with the town attorney to discuss the wellhead amendment to the Zoning Ordinance. The meeting was tentatively scheduled for June 26<sup>th</sup> at 6 p.m.

Next meetings were scheduled for June 26<sup>th</sup> and July 17<sup>th</sup>.

### **VIII. NEW BUSINESS**

Robert Thomas, owner of property at 46 Laughing Loon Lane, asked the board about enforcement of the Zoning Ordinance regarding docks. He stated that he has a dock which has been in place for 40 years and an abutting property owner has placed a dock which does not meet the requirements of the ordinance. The Code Enforcement Officer has not issued a permit for this dock and is not enforcing the ordinance. The board advised that appeal of the CEO decision

would be made to the Zoning Board; if it is a question of CEO performance, it should be addressed to the Town Administrator.

**IX. ADJOURNMENT**

The meeting was adjourned at 8:35 p.m.

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

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