

Waterboro Planning Board

Minutes

April 2, 2014 – 7 PM

Roll Call: Chairman Tim Neill, Andy Cote, Dwayne Prescott, Kurt Clason and Frank Allen, members. Absent: Judi Carll. Tom Ursia, Town Planner and Sel. Dave Woodsome. Guests: George Harnois.

Appointments:

George Harnois, 222 East Shore Rd. applying for a Conditional Use Permit for a setback reduction for an addition to his existing home. (Tax Map 35, Lot 13) Board members did a site walk at Mr. Harnois at 6 PM, prior to this meeting, at which time Mr. Harnois presented them with the requested drawing for his project. Kurt made the motion to approve the Conditional Use Permit for a setback reduction for the addition to Mr. Harnois existing home, as presented in the second drawing received at the site walk. Dwayne seconded. Voted, passed.

Review & Accept Agenda: All agreed to accept as written.

Communications: Letter received from Atty. Arthur Dumas in regards to the proposed subdivision of land of the Helen M. Carpenter Estate.

Announcements: None

Election of Officers: Tabled

Minutes of Previous Meetings: Frank made the motion to accept the minutes of the March 19, 2014 meeting as written. Andy seconded. Voted, passed.

Report of Officers: None

Old Business

- Discuss/vote on Conditional Use Permit for George Harnois, 222 East Shore Road – See Appointments above.
- Cisterns: Discussion covered many facets. Size of cisterns, centralized cistern systems and who will be responsible for maintenance/replacement of systems. Also discussed were fire ponds, new and existing cisterns and home sprinkler systems.

Kurt made the motion to have the Selectmen take a vote on how to handle the existing cistern systems in place and also, who will be responsible in the future, as to whether the Town will take any financial responsibility or not. Dwayne seconded. Voted, passed.

- Status report on hiring of new Planning Board Secretary: Tom reported that five applicants will be interviewed on April 14th.

New Business

Review/Discuss 20/20 Master Planning Committee's Sector I suggestions: Tom handed out a list of items that the 20/20 Master Planning Committee prepared for future land use considerations in Sector I – East Waterboro to Lyman town line. The Board discussed and reviewed the six items: Creation of a new zone entitled Business Park or Enterprise Business within the defined geographic area(s); Vision for Dearborn holdings twenty years from 2014 (expansion of the Conservation Zone should be considered); Conservation designation for old rail road bed. First rights of refusal/acquisition for multi-use trail system in perpetuity; Extension of water distribution system to high priority areas; Define next well head protection zone and impact on business; and, Protection and development of air infrastructure; requirements for site location, down slope, approach requirements and other current FAA standards. Frank made the motion to have Tom move forward with the items on the list. Dwayne seconded. Voted, passed.

General Discussion: Tom reported that an information meeting on the Little Ossipee Lake Campground expansion will be held on May 7th. Once they have all their State and local approvals, the Planning can move to Final Plan.

Adjournment: Tim made the motion to adjourn the meeting and enter into a workshop session in regards to the new Driveway Ordinance at 8:10 PM. Frank seconded. Voted, passed.

Respectfully submitted,

Dianne Holden

Town Committee Secretary

Upcoming Meetings:

April 15th. 6 PM – Selectmen's Workshop – Committee Reports

April 16th: 6 PM – Workshop with Atty. Natalie Burns

7 PM – Regular Meeting

May 7th. 7 PM - Information meeting on expansion of the Little Ossipee Lake Campground.

Approved April 16, 2014