

Waterboro Planning Board

Minutes

May 21, 2014 – 7 PM

Public Hearing: 7 PM – Meadow Brook Acres subdivision on Straw Mill Brook Road. Owners, Don & Dianne Holden requesting a lot line modification. Tax Map 4, Lot 18.

Roll Call: Chairman Tim Neill, Andy Cote, Dwayne Prescott, and Frank Allen, Tom Ursia, Town Planner, Sel. Dave Woodsome and Mark Mitchell, CEO. Absent: Judi Carll and Kurt Clason
Guests: Dave Lowe, Martha Cognato, Margaret Wescott, John Cyr, Mr. & Mrs. William Murdoch and John Cole, Architect.

Appointments: Review/discuss/vote: Lot line modifications for the Meadow Brook Acres subdivision on Straw Mill Brook Road, removing Lot #2 from the approved subdivision created in 1999. Tax Map 4, Lot 18. Dwayne made the motion to approve as presented. Andy seconded. Voted, passed.

Review & Accept Agenda: Frank made the motion to add Site Plan Review under General Discussion. Dwayne seconded. Voted, passed.

Communications: Town Administrator's e-mail in regards to the Broadband Summit. Communications from Judi & Kurt that they would not be able to attend tonight's meeting.

Announcements: Tom announced that the annual meeting of So. Maine Regional Planning will be held on July 11th. Let Tom know by tomorrow, (May 22nd.) if any member wants to attend.

Minutes of Previous Meetings: Frank made the motion to accept the minutes of May 7, 2014 as written. Andy seconded. Voted, passed.

Report of Officers: None.

Old Business:

Status report on hiring of new Planning Board Secretary: Tom reported that the new secretary will be on board for the Boards' first meeting in June.

New Business

1. Review/discuss/vote: Lot line modifications for the Meadow Brook Acres subdivision on Straw Mill Brook Road: See Appointments, above.

2. Shoreland Setback Reduction by William Murdock, 20 Penny Circle, East Waterboro. Tax Map 36, Lot 22: This is the first request for a 30% expansion of the property. The plan is to add a garage above the 100 ft. mark from Little Ossipee Lake, with a 10 ft. setback from a private way, noting that the property has a steep slope from Penny Circle to the lake. Mr. Cole presented drawings and stated that other than the garage, the proposed expansion to the existing cottage meets all the criteria of the Town. The CEO stated that Penny Circle is a private way and he feels that it is so narrow, the setback should be considered as a rear setback. Andy made the motion to hold a site walk at the property on June 4, 2014 at 6 PM. Dwayne seconded. Tim told Mr. Murdock that it wouldn't hurt to get letters in agreement to his proposal from the abutters.
3. Condition Use in Shoreland Zone by John Cyr of 159 West Shore Road, Tax Map 34, Lot 6: Mr. Cyr presented plans and stated that the current camp is set in a hill, so the only way he can go is up. He proposes to jack the building up and put a foundation under it and lower it back down. The elevation difference between the existing foundation to the new foundation will be 16 inches higher. There will be no expansion to the building. The building currently has a partial, crumbling foundation. Tim reminded Mr. Cyr that erosion control will be needed. Dwayne made the motion to approve the Conditional Use plan as presented. Frank seconded. Voted, passed.
4. Sector Three priority recommendations from the 20/20 Master Planning Committee and Town Planner: Tom presented a list of future land use considerations/needs on the Route 5 corridor from Little Ossipee Lake to North Waterboro. a) Tom would like to inventory large parcels of land in the Town and show all of them on one map. Changes in zoning techniques may be needed, particularly to maintain the ruralness of North Waterboro. b) Tom reported that currently there are 3-4 developers in Town showing interest in some type of campground development. Currently 'sportsmen' or 'wilderness' campgrounds are not covered in the Town's zoning. These types of campgrounds do need to be addressed. c) Cluster Developments, also known as PUD's, need to be retooled. Currently there is not enough latitude. Article 8 of the Zoning Ordinance needs to be revisited and rewritten to fit the current economic times. d) create a focused and definitive strategy for the re-construction of Route 5 with key MDOT/regional/community officials as part of a State bond issue. e) Tom pointed out that in the Town of Madison, Backyard Farmers has 24 acres on which they grow tomatoes that are distributed nationally. They are a classic business model. North Waterboro and the lay of the land is perfect for a special Agribusiness Zone/overlay for farmlands and commercial agriculture businesses.

Frank stated that the Road Review Committee needs to tell the Planning Board which roads are substandard and can't have development on them. Discussion of different types of campgrounds. Tom reported that there was one more sector that will be coming before the Planning Board later this summer, which will be So. Waterboro. Tom is looking for feedback on the Sector Three suggestions, if any.

General Discussion:

1. Sideline Setback Reductions: Tim suggests that they ask Atty. Burns to write up a change to the current ordinance. All agreed.
2. Site Plan Review: Tom stated that the Planning Board has done it's proper review and it is ready to go to the Board of Selectmen and have them vote on it. Frank made the motion to send the Site Plan to the Board of Selectmen for their approval. Andy seconded. Voted, passed.
3. Road Standards & Driveway Ordinance: Frank stated that the Planning Board needs to meet with the Road Review Committee in regards to the Road Standards. Tom suggest to also include discussion on the Driveway Ordinance. All agreed to invite the RRC to the PB's June 4th. meeting.
4. Meadow Brook Acres Subdivison: Members were reminded to sign the mylar approving the change, to be recorded at the York County Registry of Deeds.

Adjournment: Tim made the motion to adjourn the meeting at 8:03 PM. Frank seconded. Voted, passed.

Respectfully submitted,

Dianne Holden
Town Committee Secretary