

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
February 18, 2015
7:00 p.m.

PUBLIC HEARING – Residential Zone – Conditional Use

Kurt Clason called the Public Hearing to order at 7:01pm.

Kurt Clason gave an overview on the Residential Zone Conditional Use addition to the Zoning Ordinance.

Andy Cote made a statement regarding the work and support provided by both the Town Planner and the Planning Board for the addition to the Zoning Ordinance – Residential Conditional Use.

No further comments were made. Kurt Clason closed the Public Hearing at 7:03pm.

I. ROLL CALL

Board Members

Present: Kurt Clason Judy Carll Dwayne Prescott Lee Nelson

Absent:

Others Present: Katy Mann Bob and Sandra Leeman Andy Cote Tom Ursia
David Lowe Glenn Charette Tammy Bellman

Kurt Clason, Vice-Chair called the meeting to order at 7:04pm.

II. APPOINTMENTS

Kurt reviewed the agenda and moved the Old Business to the front of the meeting.

III. MINUTES OF PREVIOUS MEETINGS

- ***February 4, 2015*** – Kurt Clason made the motion to accept the minutes from February 4, 2015 as written. Lee Nelson seconded the motion. No discussion. Vote 4 – 0.

IV. REPORT OF OFFICERS

- Tom Ursia will not be in attendance at the March 18, 2015 Planning Board meeting.
- Tom Ursia would really like a Planning Board member at the March 4, 2015 11am Site Plan Review meeting for an Auto Sales and Repair business. Lee Nelson and Dwayne Prescott will attempt to attend.

V. OLD BUSINESS

- ***Up-date of Section 2.08 of the Zoning Ordinance – Glenn Charette’s submission*** – Kurt Clason gave an overview thus far of the current Town Attorney’s version in front of the Planning Board. Glenn Charette gave an overview on the draft he presented to the Board. Kurt made comment to a setback reduction is a variance and should be before the Zoning Board of Appeals. Dwayne Prescott would like to see further latitude for property owners. Tammy will modify the CEO draft to be easier to read – removing the strike-outs and then return it to the Planning Board for further review and comment.
- ***Driveway Ordinance – review and discussion*** – Kurt Clason gave an overview of the progress thus far on the Driveway Ordinance. The Planning Board members were asked for their comments/concerns:
 - Lee Nelson*** – Site distance not obtainable in Waterboro by a majority of the driveways both current and future
 - Comes down to one person – need to have alternative for permit/enforcing
 - Dwayne Prescott*** – Numbers of cars significance?
 - If State Permit given why do they need both State Permit and Town of Waterboro Driveway Permit?
 - No timeline provided for response from Public Works Director, no recourse
 - Refers many times to an Engineer providing a design – the cost for this should not be with the applicant
 - Site Plan Approval should be on the Site Plan – build into Site Plan Criteria
 - Snow removal/plowing – do the job getting paid for
 - Any change to current driveway would need a permit & meet these guidelines
 - Residents of Middle Road cannot meet these standards
 - Separate Residential from Commercial
 - Specs interject safety issue – no guideline referring to safety Issues
 - Appeals process can take up to 6 months
 - How many accidents have occurred from entering/exiting driveways? I will be getting a report from Sheriff/EMS/Fire Department – will get the facts then
 - Traveled way definition – concerns with measuring of where car sits
 - Started out as new only now any change – including adding basketball area to play with grandkids
 - Judy Carll*** – Site Distance/Feet coming onto road
 - Missing length of trailer truck on bottom of page 4
 - Andy Cote*** – It is good that the Planning Board is looking at amending/changing reviewing ordinances
 - This version not even close to workshop version with the Road Review Committee
 - Over restrictive – over burdensome to the residents of Waterboro
 - Vague language – in need of public safety – should not be there
 - Ask Planning Board on behalf of the taxpayers of Waterboro –to totally reject the ordinance that was drafted supposedly between Planning Board Road Review Committee joint ordinance

- CEO draft ordinance is balanced – serve the town and serve the taxpayer
- Encourage the Planning board to seriously look at the CEO draft
- Need a reasonable ordinance

Bob Leeman – Problems with sight distance

- Approval by CEO better than MDOT specs
- Ridiculous – regulate number of cars in driveways
- Overboard to new permit if any change done
- Double permitting – Town and State
- Timeframe 6 months on when they get the approval
- Engineered Site Plan disagree – new owners can't afford
- Access to property – site line – Maine Statute can't deny access to my property
- Economic Development make so they can build otherwise will kill the growth

Glenn Charette, Code Enforcement Officer: - Overview provided

- Residential driveway the Town cannot govern except where it meets the Town road
- Cannot burden the land owner with engineering fees
- Good start
- Would like to review the Ossipee, NH Ordinance

Kurt Clason – After the first email review looked at it more and more and more and more changes were noted

- More concern to commercial
- Residential covered by IBC
- Keep 10 foot speed rule

Kurt polled the Planning Board for their interest in pursuing the Driveway Ordinance from February 3, 2015; consensus to dismiss the joint Road Review Committee and Planning Board Driveway Ordinance.

Kurt Clason made the motion to not adopt the Town of Waterboro Driveway Ordinance dated February 3, 2015 as being over regulatory and over burdening for residents of the town. Dwayne Prescott seconded. Discussion – separate the residential from the commercial. Vote 4 – 0 to not adopt.

Kurt Clason made the motion to keep working with the CEO to further develop residential and commercial Driveway Ordinances. Dwayne Prescott seconded. No discussion. Vote 4-0 to continue with the CEO's Driveway Ordinance.

- **Design Guidelines/Standards** – Kurt Clason reminded the Planning Board members of the workshop on March 4, 2015. Tom Ursia, Town Planner commented that he has additional visualizations that will be reviewed at the workshop. Glenn Charette passed out the Alfred Building Design and relation of proposed building to environment (applies to only commercial and industrial uses).
- **Election of Officers** - Tabled by Kurt Clason until there is a full board.

VI. COMMUNICATION

- *Email received from Tim Neill*

VII. MISCELLANEOUS

- Glenn Charette raised the question of the best way to get the Planning Board their packets prior to the meeting date. David Lowe will be adding the Planning Board to the same process as the Board of Selectmen utilize. A secure website access with a password. Dave will provide the Board the information. The Board agreed.
- tammy to add the Residential Zone Conditional Use – discussion/vote to the March 4 Planning board Agenda.

VIII. NEW BUSINESS

IX. ADJOURNMENT

- Judy Carll made the motion to adjourn at 8:07pm. Lee Nelson seconded. No discussion. Vote 4-0 in favor.

Approved Date: _____

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