

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
March 4, 2015
7:00 p.m.

PUBLIC HEARING – Carpenter Estate – 5-lot Subdivision

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

Fran LaPierre gave an overview of the Carpenter Estate 5-lot Subdivision. The subdivision includes 76.93 acres being conveyed to the Waterboro Land Trust and there will be four buildable lots for outright sale. The drainage easement language for the deeds has been provided to Tom Ursia along with the conveyance language for the Land Trust deed.

No public comments.

Kurt Clason closed the public hearing at 7:05pm.

I. ROLL CALL

Board Members

Present: Kurt Clason Judy Carll Dwayne Prescott Lee Nelson Katy Mann

Absent:

Others Present: Lewis Chamberlain Tom Ursia David Lowe Glenn Charette
Tammy Bellman

Kurt Clason, Vice-Chair called the meeting to order at 7:06pm.

II. APPOINTMENTS

III. MINUTES OF PREVIOUS MEETINGS

- **February 18, 2015** – Judy Carll made the motion to accept the minutes from February 18, 2015 as written. Kurt Clason seconded the motion. No discussion. Vote 4 – 0 - 1 (Abstention - Mann was not a member of the Planning Board on February 18, 2015).

IV. REPORT OF OFFICERS

V. OLD BUSINESS

- **Fran LaPierre – Carpenter Estate – 5-lot Subdivision-Discussion/vote** – Tom Ursia and Fran LaPierre reviewed the final checklist on Tuesday, March 3, 2015. Per Tom there are 5-6 small things that need to be addressed by Fran before the subdivision is ready to come before the Planning Board for final approval. Fran is hoping to back before the Planning Board on April 1, 2015 for final approval.
- **Residential Zone – Conditional Use – discussion/vote** – Katy Mann recused self. Kurt Clason gave an overview of the Residential Zone – Conditional Use verbiage.

Judy Carll made the motion to accept the Residential Zone – Conditional Use verbiage and send the change to the Board of Selectmen. Lee Nelson seconded the motion. No further discussion. Vote 4 – 0 – 1 (1 Recusal – Mann) to forward.

VI. COMMUNICATION

- Tom Ursia thanked Dwayne Prescott and Lee Nelson for attending the Site Plan Review on the Fox project. Tom gave an overview of the project thus far. The Planning Board decided to wait to do the site walk and Public Hearing until further plans have been provided to the Town Planner. Steve Everett is hoping for an April 1, 2015 appearance for information and potential Public Hearing. Dwayne Prescott would like Tom to speak with the applicant regarding the design structure landscaping to put in some landscaping to improve the front facade of the building. Steve Everett is pursuing the MDOT Driveway Permit.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

- Judy Carll made the motion to adjourn at 7:15pm. Kurt Clason seconded. No discussion. Vote 5-0 in favor.
- The Planning Board went into the Design Guidelines/Standards workshop.

Approved Date: _____

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