

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

May 20, 2015

7:00 p.m.

***Site Walk – Ken Horne – D&D Auto Sales and Service, 1568 Goodwins Mills Road,
Waterboro - Tax Map 2 Lot 1 (p/o)***

***Public Hearing – 7pm – Ken Horne – D&D Auto Sales and Service, 1568 Goodwins Mills
Road, Waterboro - Tax Map 2 Lot 1 (p/o)***

Attendance: Kurt Clason Dwayne Prescott Judi Carll Katy Mann Lee Nelson
Ken Horne David Westcott Lee Jay Feldman Anthony Wolfinger
Kimberly Wolfinger Glenn Charette David Lowe Tammy Bellman

Kurt Clason called the Public Hearing to order at 7:00pm.

Ken Horne gave an overview of the proposed Used Auto Sales and Service located on Map 2 Lot 1 (p/o) located at 1568 Goodwins Mills Road, Waterboro: sticker licensed garage; wants to be able to buy cars that have been in accidents to repair and sell; Kurt and Dwayne both responded together that is not allowed in the Village Zone. We are not against it; it is just not allowed in that zone. Ken responded that it is no different from buying a car on the road side and fixing it up.

Kurt asked if there was any public comments? No one responded.

Kurt Clason closed the Public Hearing at 7:04pm.

I. ROLL CALL

Board Members

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

Absent:

Others Present: Ken Horne Anthony Wolfinger Kimberly Wolfinger Gary Lamb
Raymond Sylvestre David Westcott David Lowe Glenn Charette
Tammy Bellman

Kurt Clason called the meeting to order at 7:05pm.

II. APPOINTMENTS

- Anthony & Kimberly Wolfinger – Map 9 Lot 21-5 AR Zone Conditional Use for home business named Sanford Radiator. Anthony Wolfinger gave an overview of the project: bring Sanford Radiator to home in Waterboro; downsize to do cooling system repair and general auto repair. Kurt requested Glenn Charette’s comments: whole packet meets AR Zoning, does not have to be impervious as he is not selling; Anthony – no third shift open 8-5 weekdays; Kurt - All work is inside the building? Anthony –

typically yes only larger trailers would be outside. Kurt – no light sheet? Anthony – outdoor lights to make the side of the building glow – recessed lighting only goes out 20 feet so you don't see it – it makes it so it fits the area, not the average looking metal building. Kurt – Dwayne Prescott made a suggestion that if a neighbor objects to the lighting then stockade fencing will need to be installed. Anthony agreed. Judi Carll asked if there will be a sign by the road. Anthony – yes - do not think it will be lighted – at this time no a building with a dim glow maybe; just want people to know where we are. The driveway already exists; went through the state for change in use; need to tune-up the entrance, make longer per State guidelines. Glenn offered the Fire Chief is ok with the lay-out. Tammy suggested that if a Site Walk is needed June 3, 2015 is available with the Public Hearing to follow. Kurt Clason scheduled the Site Walk for 6pm on June 3, 2015 and the Public Hearing to be held at 7pm before the Planning Board meeting.

- Raymond Sylvestre – Map 5 Lot 25 AR Zone Information only - Up-date Primitive Wilderness Campground. Ray gave an overview on what the State expects. Will meet all the State guidelines. Judi stated the Town of Waterboro does have a campground ordinance that does not cover what he wants to do. Our ordinance does not mention Primitive Wilderness Campground – if you don't want to do what ordinance says will need another ordinance – don't feel this is not allowed in Waterboro. List of permitted and non-permitted activities – can't see where this is any different of what you want or any different from pointing to Mr. Horne. Kurt looked for the Campground Ordinance and stated that Judi was correct in the AR Zone campgrounds are a conditional use and follow the campground ordinance. A discussion took place between the Planning Board and the Applicant. Glenn read the definition of a campground from the Zoning Ordinance definitions. The packet is missing the scope of proposal. Kurt read the wilderness campground definition from Ray's documents provided. Ray stated that per State requirements a contract with a septic company will need to be established. Lee Jay Feldman offered his interpretation of the Zoning Ordinance – Town of Waterboro – Judi is on track - -would need to develop wilderness definition and need to meet Zoning Ordinance for campgrounds. Dwayne suggested bringing information to put this together – that being the definition and guidelines. Will need to get something in place. Kurt re-iterated that Section 7.03 Campground Development – you fall under this. Dwayne added that we will work with you on this – stay in touch with Lee Jay and Glenn.

OLD BUSINESS was moved forward.

III. OLD BUSINESS

- ***Ken Horne – D&D Auto Sales and Service, 1568 Goodwins Mills Road, Waterboro - Tax Map 2 Lot 1 (p/o).*** Ken approached the podium. Kurt Clason stated that the application needs to be amended leaving auto recycling out of it. Up-date it where cars are going to be show the 2 acres and where the cars are going to be positioned for sale. Ken asked if the abutter has no problems with the cars parked on the side may I park them on the left? Glenn stated we will find the side setbacks on the property. Kurt – we are going to set a car number of up for sale. Ken offered fixer uppers and repairs? Kurt asked what Ken was looking for numbers. Ken responded with 10 are sufficient. Lee offered that Ken had done a nice job cleaning up the property. Dwayne asked how many for repair area? Ken responded 10 in the sales display and 10 in for repair and or fix for sales. Glenn stated that you need to amend your application and provide a more defined plot plan of a 5,000 square foot display area. Glenn stated that if the business does well

and you want more vehicles then you would need to come back to the Planning Board. Kurt instructed Ken to work with Code Enforcement to obtain the required changes to be able to sign off on the permit application by Glenn Charette.

IV. MINUTES OF PREVIOUS MEETINGS

- *May 6, 2015* – Dwayne Prescott made the motion to accept the minutes as written from April 15, 2015. Katy Mann seconded the motion. No discussion. Vote 4–0-1(Clason).

V. REPORT OF OFFICERS

VI. COMMUNICATION

VII. MISCELLANEOUS

- Glenn Charette requested to move the election of a new Chairperson to this meeting as the Board needs a Chairperson that is available for the meetings. A pro-tem chair is not the way to go. Dwayne Prescott nominated Katy Mann to Chair the Planning Board. Kurt Clason seconded the motion. No discussion. Vote 4–0-1(Mann).
- Dwayne Prescott nominated Lee Nelson as Secretary. Katy Mann seconded the motion. No discussion. Vote 4-0-1 (Nelson).
- Tammy reminded the Planning Board that this will need to take place at the first meeting in July, 2015.
- Gary Lamb, Administrator, stated that there are new budgets and warrants available for the Planning Board to review prior to the June 13 Town Meeting.

VIII. NEW BUSINESS

IX. ADJOURNMENT

- Dwayne Prescott made the motion to adjourn at 8:13pm. Kurt Clason seconded the motion. No discussion. Vote 5-0 in favor.

Approved Date: _____

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