

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

June 17, 2015

7:00 p.m.

**Site Walk – Matthew Brooker, West Hill Subdivision II Amendment, Ashley Way,
Map 6 Lot 29-4A**

Site Walk Attendance: Katy Mann Lee Nelson Judi Carll Judy Wirth Matt Brooker
Diane Brooker Stephen Everett Glenn Charette Tammy Bellman

Katy Mann called the Planning Board meeting to order at 7:00pm.

Katy Mann reviewed the Site Walk and Agenda items.

Katy stated that a quorum has been reached by the Planning Board with the members present.

I. ROLL CALL

Board Members

Present: Katy Mann Lee Nelson Judi Carll Judy Wirth

Absent: Kurt Clason Judi Carll Dwayne Prescott

Others Present: Matt Brooker Diane Brooker Stephen Everett David Lowe
Tom Ursia Glenn Charette Tammy Bellman

Katy Mann called the meeting to order at 7:00pm.

Katy Mann made the motion to move Old Business to the front of the agenda. Judy Wirth seconded. No discussion. Vote 4 – 0.

II. OLD BUSINESS

- Matthew Brooker – Map 6 Lot 29-4A West Hill Subdivision II Amendment. Matt Brooker reviewed the proposed subdivision amendment. Katy Mann made the motion per Subdivision Regulations of Waterboro; re-subdivision, as defined in Article Four: the subdivision of any lot in a previously approved sub-division; after seeing no evidence of non-compliance to Waterboro’s Subdivision Regulations, a motion to approve this minor re-subdivision with a condition that a 24’ x 36’ Mylar be provided for signature of the Planning Board and recorded by the applicant. Judi Carll seconded. No discussion. Vote 4 – 0. Approved.
- Judi Carll requested an up-date on Section 2.08. Katy responded that it is in the Communication portion of the agenda.

III. APPOINTMENTS

- Katy Mann – Conditional Use on Map 1 Lot 36 Residential Zone – request to have horses on property. Katy tabled the Conditional Use to July 1, 2015, due to the fact that once she recuses herself there will not be a quorum.
- Judy Wirth made motion to return to Old Business. Lee Nelson seconded. No discussion. Vote 3 – 0 (Carll-abstain)

IV. MINUTES OF PREVIOUS MEETINGS

- *June 3, 2015* – Judy Wirth made the motion to accept the minutes as written from June 3, 2015. Lee Nelson seconded the motion. No discussion. Vote 4 – 0.

V. REPORT OF OFFICERS

VI. COMMUNICATION

- Design Standards – Judy Wirth made the motion to move the Design Standards Workshop to July 1, 2015. Lee Nelson seconded. No discussion. Vote 4 – 0.
- Zoning Ordinance Section 2.08 – was sent to the Board of Selectmen to be reviewed and processed. Judy Carll brought up the fact that Section 3.03 Summary of Dimensional Regulations Contained in Article 3. The Note at the bottom of the page clearly states that “In any case where structures are in existence at the time of the enactment of this ordinance, additions may be made to within 10 (10) feet of the side or rear lot line but in no case should the buildings on one lot be closer than twenty (20) feet to a building on an abutting lot.” Glenn Charette responded that legal, Natalie Burns, has been contacted regarding the disconnect. The recommendation from Natalie is to re-write the Zoning Ordinance.

VII. MISCELLANEOUS

- Tom Ursia shared the following with the Planning Board:
 - 20/20 Master Planning Committee: re-write of visioning – this was adopted at the Town Meeting held June 13, 2015;
 - Future Land Use Plan – Where do you want to see the future of Waterboro – takes major growth areas and transects them;
 - Scale is close to 100% accurate on the views;
 - Seeks to ask central questions – handed out to the Planning Board;
 - Land Uses not mentioned in the Zoning Ordinance;
 - Preserve and Protect Waterboro;
 - Design Standards – more negotiation power with potential businesses create a hybrid specifically for Waterboro;
 - Planning Board should schedule a “fieldtrip” to the area 5 Dollar Generals being built or recently completed: North Berwick, Lyman, Hollis, Buxton, and North Waterboro;
 - Sewall has provided a Proposal for Parcel Polygon Creation – a copy of this document was provided to the Planning Board;
 - Capital Improvements or capital outlay
 - Value Added to the Community
 - Beautiful for all departments;
 - Comprehensive Plan – Planning Strategies – a draft version of the Plan was handed out;

- High activity area that should get a stronger review – aerial shot was handed out of Hannaford and Dunkin Donuts area and JDs Pack Store
- Three Zone changes that need to be reflected
 - JD’s Package Store
 - Goodwins Mills Road and Bennett Hill Road
 - Property next to Waterboro Crossing Plaza
- EDC has taken membership with the Biddeford and Saco Chamber of Commerce & Industry

Thank you for your time and support – it has been a pleasure serving Waterboro and the Planning Board.

VIII. NEW BUSINESS

- Dollar General has been permitted.

IX. ADJOURNMENT

- Judi Carll made the motion to adjourn at 7:50pm. Judy Wirth seconded the motion. No discussion. Vote 4-0 in favor.

Approved Date: _____
