

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

I. ROLL CALL

Board Members

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

Absent:

Others Present: Danny Albert Steve Everett Gary Lamb Lee Jay Feldman
Glenn Charette Tammy Bellman

Kurt Clason called the Planning Board meeting to order at 7:01pm.

Kurt Clason reviewed the Agenda items.

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

Kurt moved Old Business to the front of the agenda.

II. OLD BUSINESS

- **Dan Albert – Map 39 Lot 3 – 40 Connolly Point – Setback Reduction/Relocation Primary Structure in Shoreland** – Steve Everett came to the podium to present the two plot plans created to show the current conditions and the proposed conditions. The proposed conditions noting the entire shaded areas used in the calculations bring the lot coverage down to 28% - Dan does not want to lose anything else. Kurt opened up the questions to the Planning Board members – Glenn offered that the Chapter 1000 that Steve refers to is more lenient than the Waterboro Zoning Ordinance. Steve shared that the right of way is pre-existing the Zoning Ordinance. Can it be grandfathered? The right-of-way existed before he purchased the property. Dan paved his section. Per Steve, the right-of-way covers ten percent of the lot – if the Planning Board could waiver /grandfather that? Dan - trying to reduce the lot coverage from 32% to 28% and the road is ten percent – would be down to 18% with the waiver. Kurt – not waiver able on the coverage. So we go to question 2 - the 30% is a Code question. Steve – the 30% expansion does not take into consideration any of the lot coverage. Glenn – there is no gray area – in the statute that the right-of-way is the property owners. Judy Wirth made the motion to abide by the 20% rule otherwise we will be setting a precedence. Katy Mann seconded. No discussion. Vote 6 – 0. Dan wants to clarify – 30% expansion, tear down – needs to go to Code; can prove that it is failing. Lee Jay encourage that you work with Code to ensure you are in agreement with the Waterboro Zoning Ordinance.
- **Dollar General Amendment** – Lee Jay explained that he had hoped that the applicant and the abutter would be able to work things out. Hoping to have the issue resolved by the next Planning Board meeting. Glenn shared that this will not prevent the store from obtaining a temporary certificate of occupancy for Sunday’s opening.

III. APPOINTMENTS

IV. MINUTES OF PREVIOUS MEETINGS

- Katy Mann made a motion to accept the minutes of September 16, 2015 as written. Kurt Clason seconded. No discussion. Vote 5 – 0 (Nelson abstained).
- Katy Mann made a motion to approve the minutes of September 23, 2015 with Dwayne Prescott marked as absent for the meeting. Kurt Clason seconded. No discussion. Vote 5 – 0 (Prescott abstain).

V. REPORT OF OFFICERS

VI. COMMUNICATION

VII. MISCELLANEOUS

- Katy Mann was asked to re-sign the FOF/NOD for the Municipal Salt and Sand Shed due to a date error.

VIII. NEW BUSINESS

IX. ADJOURNMENT

- Kurt Clason made the motion to adjourn at 7:27pm. Judi Carll seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

The Planning Board went into a workshop on Design Standards/Guidelines.

Approved Date: _____

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