

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
November 18, 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: Tracie Chabot Scott Thomas DePeter Lee Jay Feldman Glenn Charette
David Lowe Tammy Bellman

Kurt Clason called the Planning Board meeting to order at 7:00pm.

Kurt Clason reviewed the Agenda items.

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

II. MINUTES OF PREVIOUS MEETINGS

- Judi Carll made a motion to accept the minutes of November 4, 2015 as written. Katy Mann seconded. No discussion. Vote 6 – 0.

III. NEW BUSINESS AND PUBLIC HEARINGS

- **Scott “Thomas” DePeter – 1120 Main Street, Waterboro – Tax Map 1 Lot 19A** – Airport Auto Body and Vehicle Detailing. Thomas gave an overview of the project before the board. The name will remain the same, sell tires and rims, prep vehicles for vehicle inspection – no painting at this site will be all sent out. Kurt read Glenn’s reference to Section 3.06. Thomas stated that there will be no selling of cars. The cars will be kept to a bare minimum. I live there and don’t want to look at a mess. Glenn confirmed that Certificate of Occupancy inspection will include the Fire Marshall. Dwayne suggested that there be a limit of seven (7) cars at any time. Thomas questioned waiting to be serviced? Dwayne added seven (7) total vehicles, does not include personal vehicles. Dwayne Prescott made the motion to pass the conditional use application with a seven (7) car limit to include both project vehicle and customer vehicles, if the scope of business changes then the applicant will need to return to the Planning Board. Katy Mann seconded the motion. Discussion – no department of public works nor fire department approval has been received – Glenn added that the Fire Marshal will be included in the Certificate of Occupancy/Use inspection. Vote 6 – 0 passed.

IV. OLD BUSINESS

V. COMMUNICATION

- **Memo to Board of Selectmen regarding Section 2.08** – Judi stated that if goes to ZBA then property owner stuck with 15% of required setback. Dwayne – Judi makes a valid point – would like to reconsider. Kurt – I disagree – we are not in compliance a violation – can’t keep doing the good ‘ole boys. Lee Jay offered that there are strait faced ways to around – if not current or prior owner and the town established a zoning ordinance can seek a variance as the property owner did not create the hardship the town did. The applicant can be coached by Glenn or me on how to meet the requirements. Kurt reviewed a court case where the parcel of land was split by a court order for a divorce. Lee Jay – therefore the court created the subdividing of the lot hence not non-conforming. Dwayne confirmed that if the property owner wants to expand the residence by State Law has to go to Zoning Board of Appeals. Kurt noted that the ordinance states usually 15% - can go to more or less as does the ZBA reg. Kurt received the consensus of the Planning Board to move the memo on Section 2.08 elimination on to the Board of Selectmen.
- **Lee Jay brought to the attention of the Planning Board a Public Hearing** on the Stimson Bridge by Maine DOT. The Public Hearing is scheduled for December 1, 2015 at 6pm at the Selectmen’s meeting room.

VI. MISCELLANEOUS

VII. ADJOURNMENT

- Kurt Clason made the motion to adjourn at 7:30pm. Judi Carll seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

The Planning Board adjourned and went into the Design Guidelines/Standards workshop.

Approved Date: _____

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