

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
June 1, 2016
7:00 p.m.

Site Walk – 38 West Road, Woody’s Sports Grille expansion; 6pm –

Roll Call:

Planning Board members present: Katy Mann Lee Nelson Judi Carll

Others: Cory Woodsome Stephen Everett Heather Rideout Janet Johnson
Lee Jay Feldman Tammy Bellman

Findings: Katy Mann opened the site walk at 6:10pm at 38 West Road. Steve Everett and Cory Woodsome gave an overview to the photos provided to the Planning board members in attendance – additional pictures were provided with an up-dated view of the proposed expansion, vinyl fence and parking arrangement. The new entrance is 30 feet wide and has been approved by the State. There will be a green space next to the property line of approximately 12 feet. The fencing will be white vinyl similar to the fence at the Anthony Taylor residence located on Ricker Lane. The addition will be 28 x 46 feet. There will be a new customer entrance when the addition is enclosed. This will be accessible from the parking lot side. The employees will have a designated parking area and entrance on the Ricker Lane side of the building. The customers will enter through the new driveway and park on the back side of the building there will be three handicapped parking spaces next to the new entrance. The temporary customer entrance will be on the West Road side of the building. It will have a handrail and wood style entrance (need help with the term for the temp entrance). After the addition has been completed the front parking spaces will be landscaped with grass and arborvitae. The landscaping will go between the building and the sidewalk. Cory has offered to work with Janet Johnson to help cut-down on the vehicle lights exiting the parking lot with additional vegetation on their property or a fence to block the lights. (Cory were you able to come to terms with the Johnson’s from across the street?). The white vinyl fencing will be six feet in height and be located between the driveway and the Timothy Johnson property at 44 West Road. Timothy Johnson has asked for an 8 foot high fence. Cory has spoken with the Johnsons and will go the 8 feet high beside their driveway. The six foot high fencing will go down the property line approximately half way and then be a stockade fence to the end of the property. On the Ricker Lane side of the property there will be a gated fence for emergency access and exit. There is a natural buffer at the end of the parking lot and this will remain – there will be no fencing through the natural buffer. This buffer is to ensure that no residence will be able to see the parking area from the residence. Lee Jay asked about phasing in the addition to be enclosed. Cory said yes it will be done in phases. No outdoor dining area no food will be served to the customers waiting in the proposed addition area while not enclosed. The larger parking area is in hopes to relieve the parking across the street. Still going to close at 10pm. The addition will be capped with a railing until we are able to fully enclose the 28 x 46 area. The area in the back will be able to cover the outside

portion of the freezer will have a building permit issued through Glenn. The lighting for the parking lot is going to be either a rental from CMP that will be on from dusk to dawn. Or a down-shaded light set on a timer. CMP has been out to review the area to be lit and we are still waiting to see if the one light will cover the area needed. Katy closed the site walk at 6:42pm. The Planning Board returned to the Town hall for the scheduled Public Hearing and Planning Board meeting.

I. ROLL CALL

Present: Katy Mann Lee Nelson Judi Carll Dwayne Prescott

Absent: Kurt Clason Steve Letellier Judy Wirth

Others: Cory Woodsome Bethany Woodsome Stephen Everett Heather Rideout
Dale Dubay Tim Johnson Noor Johnson Lee Jay Feldman David Lowe
Tammy Bellman

Katy Mann called the Planning Board meeting to order at 7:01pm on June 1, 2016.

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

I. MINUTES OF PREVIOUS MEETINGS

- **May 4, 2016** – Tabled due to lack of Planning Board members present at the May 4, 2016 meeting.
- **May 18, 2016** – Judi Carll made the motion to approve as printed. Dwayne Prescott seconded. No discussion. Vote 4 – 0 approved.

II. NEW BUSINESS & PUBLIC HEARINGS

Public Hearing

- **Cory Woodsome – Woody’s Sports Grille expansion** – Katy opened the Public Hearing at 7:03pm. Cory Woodsome gave an revised version overview of the proposed plan. The 28 x 46 addition will be the waiting area for the current restaurant. Later it will serve as a waiting rea with a new restroom and possibly 16-20 serving seats. State permitted a 30 foot wide driveway entering from West Road. The entrance from West Road will increase the visibility exiting from the property. The new entrance and addition being enclosed as fast as the budget will allow. The building permit is good for two years – hoping, to be done before the permit expires. Eliminating the entrance on the Ricker Lane side will make a better environment for the residents of Ricker Lane. Heather Rideout – Will there be signs for the employee parking? Cory – no as the customers entrance will be completely on the other side of the building; they would need to walk all the way around the building. Katy closed the Public Hearing at 7:11pm.
- **Woody’s Sports Grille** – Judi Carll asked if there would be parking along the driveway and the dimension on the rear addition. Cory – The rear roof and supports will be a building permit from the Code Enforcement Officer. The roof is to help the refrigerator components not have to work so hard and relieve

the snow coming onto the unit. Lee Jay – want to clarify – the parking area is currently not paved – the photo imagery is more accurate? Cory – yes with handicapped being closest to the new entrance. Lee – lighting will be from CMP? Cory – more information is coming – how much light? Ensure not shine into neighbors? Cory – correct. Lee Jay read the abutter letter from Anthony and Elaine Taylor. Cory – yes to the vinyl fence and recommend posting Ricker Lane as no parking. Lee Jay – the Board of Selectmen would need to amend the list of no parking streets. Recommend area shown as proposed on the new site plan.

Public Hearing

- **Cory Woodsome – Woody’s Sports Grille expansion** – Katy re-opened at 7:20pm to hear the concerns of Noor Johnson from 44 West Road. Wondering how high and how far the fencing will be down the property line? Cory – extend it down as far as possible starting 12 feet from the sidewalk; would like to go half way down with the white vinyl and then another style fence; six foot tall panels; 10-12 foot green space to the fence. Tim Johnson offered to give money to help make the fence taller. Cory – will work with you anyway I can. Lee Jay – for the record – Eight foot high fence in Maine Title 17 Section 91 is considered a spite fence if it is not an issue between abutters then you are able to accommodate the 8 foot fence. Katy closed the Public Hearing at 7:26pm. Comments from the Planning Board? Dwayne Prescott made a motion to pass this expansion of Woody’s Sports Grille on this plan. Judi if we state a plan then we need to - Lee Jay - needs to be revised to reflect the rendering that is in front of you this evening. Dwayne - I agree. Motion to pass the expansion of Woody’s Sports Grille as proposed on the rendering before the Planning Board on June 1, 2016. Judi Carll seconded. No discussion. Vote 4 – 0. Passed!

III. OLD BUSINESS

- **Judy Wirth – Review of Brook’s Dance Center – Building exterior** – Lee Jay – be very general as the applicant is not been notified. Plans that are submitted in town has a Planning Board member concerned. The opinion from legal comes to the second paragraph of the email – the Planning Board has no enforcement authority. It would come down to the CEO talking with the applicant or the applicant comes back before the Planning Board with an amended plan. The Planning Board has no enforcement authority to take any action. There are no design standards in place. Dwayne – what is the time limit to get the building finished. Lee Jay – two years. Dwayne – only if they open and don’t agree with what was submitted. Lee – once opened and does not agree with what was submitted. Lee Jay – yes. Judi – what if a plan is submitted and the trees are not what was proposed. Lee Jay – then they should be followed up with.

IV. COMMUNICATION

- **Article 2 Section 2.08 Size Increases or Decreases** – Last week was approved by the board of Selectmen with the responsibilities going to the Code Enforcement Office – telescoping property have less for a setback. Helps narrow lots to meet the setback.

- **Article 7 Section 7.10 Campground Developments** – Also passed; the one issue that the Board of Selectmen had was with the limited length of the season – what if the campers want to go hunting or use their snowmobile, etc. during November through April. Dwayne Prescott and Judy Wirth were in attendance. Dwayne – work with DPW for plowing and moving snow for emergency vehicles. Lee Jay – we need to work on the wording.
- **Design Standards** – Still in process. Judi – only 202 and 5? Lee Jay – yes the Board of Selectmen want all roads – with just state roads then the applicant can look for areas outside where they don't have to abide by the Design Standards. Katy – state aid roads have weight limits.
- **Zoning Ordinance** – Last evening Gary had a workshop with Board of Selectmen and Community members; new fiscal year to actually re-do the Zoning Ordinance; make amendments to make easier to understand and follow.

V. MISCELLANEOUS

- Katy scheduled a Shoreland Zoning Ordinance for June 15, 2016 after the regular Planning Board meeting.
- Dwayne Prescott suggested moving forward with a Wilderness Campground guidelines and/or ordinance. Lee Jay thought that if it came as an urgency then it could be moved forward.

VI. ADJOURNMENT

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

Approved Date: _____
