

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
July 6, 2016
7:00 p.m.

I. ROLL CALL

Present: Kurt Clason Dwayne Prescott Lee Nelson Judy Wirth

Absent: Katy Mann Judi Carll Steve Letellier

Others: Ron Roberge Tim Neill Julie Lemieux Phil Lemieux Ross Dindio
Stephen Everett Lee Jay Feldman Glenn Charette David Lowe
Tammy Bellman

Kurt Clason called the Planning Board meeting to order at 7:03pm on July 6, 2016.

Kurt stated a quorum has been met with the members present.

Kurt moved the Election of Officers to the bottom of the agenda.

I. MINUTES OF PREVIOUS MEETINGS

- **June 1, 2016** – Tabled by Kurt Clason.
- **June 15, 2016** – Kurt Clason made the motion to accept the minutes of June 15, 2016. Judy Wirth seconded. No discussion. Vote 3-0-1(Prescott – Absent).

II. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers** – Tabled until next Planning Board meeting.
- **Aaron Additon – SKETCH Plan Review – “Blueberry Fields”** Represented by Stephen Everett. Steve gave an overview to include the following: 6,000 square feet short for three conventional lots in the AR Zone, less than 1,000 feet from Route 202, 2 additional test pits were completed to ensure good ground for the systems. Lee Jay – this is the SKETCH Review for a minor subdivision. Kurt – do a site walk, reviewed cluster – aggregate house lot and common area vs conventional lot. Judy – 3 wells 3 septic’s? Steve – emergent wetland – stream higher value; grass – wet meadow. Kurt – nitrates? Steve – nitrate plume back toward the wetland; 3 ½ foot water refusal depth. Kurt – now is the time to move forward. Lee – schedule the site walk. Kurt – Site walk scheduled for the Planning Board meeting on July 20, 2016 at 6pm at the Blueberry Fields location on Old Alfred Road. Steve please mark/flag the frontages and building envelopes.

III. OLD BUSINESS

- **Ron Roberge – Relocation in Shoreland** – Ron provided a review of the project. Have been working with Glenn on the package for the Planning Board. Replacing existing camp; Northeast Civil Solutions did flood plain zone determinations; 100 foot setback is on the plan; 15% current lot coverage; hoping for a year round residence; looked at the contours – look to move 3+/- feet – if more will destabilize the trees on the upper level; maintain the 25 foot setback. Kurt – with the new addition still 25’ setback? Ron – slid it back to keep it in line. Kurt read Glenn’s letter. Ron – move forward – demolish and rebuild; 2x6 16’ on center; headers 2x4 some not meet code aluminum wire and copper wire. Kurt – Site Walk for next Planning Board meeting July 20, 2016 at 630pm at 65 Dean Drive, East Waterboro.
- **Glenn Charette – Final vote Shoreland Zoning Ordinance draft and Shoreland Zoning Map draft** – Glenn - You have before you the legal reviewed Shoreland Zoning Ordinance and Shoreland Zoning Map both in draft form. Per legal there are minor corrections in blue as noted: page 2 the effective date; page 4 permitting reference; page 18 and 19 both numbering sequence and language; page 19 also, no moorings in Shoreland Zoning Ordinance – per municipal lawyer. Kurt – explain the concern with commercial docks – one-time take pics do conditional use – no further he said/she said. Glenn – page 43 spelling; page 45 do not permit a culvert; page 49 “note” removed; page 51 Zoning Board of Appeals wording clarification; page 58 mooring not be a part of the ordinance and the definition should be removed; a mooring ordinance would need to be created to regulate moorings. Would like to keep it in the definitions because it tells the owner what color to make it. Kurt – only other way would be to add MRSA 23 to definition. The Planning Board agreed. Glenn - When Lee Jay and I go through the Zoning Ordinance might need to create a mooring ordinance. Glenn – the green page starts the additional Zoning Ordinance amendments that would need to take place to remove the Shoreland Ordinance from the Zoning Ordinance. Kurt – wheelchair ramps are going to be ok within the shoreland. Glenn recommends that the Planning Board approve the final draft of the Shoreland Zoning Ordinance; approves the amendments of the Waterboro Zoning Ordinance that refer to the Shoreland Zoning Ordinance; and approve the draft of the Shoreland map. Lee Jay need to delete Article 7 Section 7.01 from the Zoning Ordinance. Glenn recommends that Article 7 Section 7.01 in its entirety be deleted from the Zoning Ordinance. Kurt Clason made the motion that the Planning Board approve the final draft of the Shoreland Zoning Ordinance with amendments that reference the Shoreland Zoning Ordinance in the Town of Waterboro Zoning Ordinance; draft Shoreland Zoning Map and strike Article 7 Section 7.01 in its entirety from the Town of Waterboro Zoning Ordinance. Seconded by Judy Wirth. Dwayne asked if the public will have another opportunity to voice their concerns. Glenn – yes – at at least one Public Hearing by the Board of Selectmen. No further discussion. Vote 4 – 0 approved. Per Lee Jay this motion also sends the draft Shoreland Zoning Ordinance and draft Shoreland Zoning Map on to the Board of Selectmen for their processing as a standalone ordinance.

IV. COMMUNICATION

- **Lee Jay Feldman** – beginning new fiscal year a lot of work to be done on the Zoning Ordinance working on this behind the scenes to realign the wording and clean up language then working on more substantive things within the Zoning Ordinance.
- **Glenn Charette** – Talk to you about what is coming up from the Legislature. The International Residential Code (IRC); International Existing Building Code (IEBC); and International Building Code (IBC) – the commercial code; will be going to the 2015 version of the IBC, IRC, IEBC effective about October, 2016. The 2009 energy code will probably remain unchanged, adopt 2015 but enforce 2009 – the Legislature will delete this portion as 2015 is much more strict. Once the State adopts the 2015 Building Codes, Waterboro will be required to enforce the State Codes.

V. MISCELLANEOUS

VI. ADJOURNMENT

- Judy Wirth made the motion to adjourn at 7:41pm. Kurt Clason seconded the motion. No discussion. Vote 4 - 0 in favor.

Approved Date: _____

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