

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
August 15, 2018
6:30 p.m.

I. ROLL CALL

Present: David Christensen Judi Carll Dwayne Prescott Lee Nelson Sam Hayden
Lori Anthony
Absent: Judy Wirth

Others: Tim Neill Stephen Everett Eric Sanderson David Lowe Tammy Bellman

David Christensen called the Planning Board meeting to order at 6:30pm on August 15, 2018.

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

David moved the Old Business to the front of the agenda.

II. OLD BUSINESS

- **SIS/Welch Subdivision Amendment Map 4 Lots 032 and 033A SKETCH Plan; Amended Application and Waivers** – Steve Everett provided an overview to this point for the moving of two parcel lines that Robert DeWitt currently owns. Eric Sanderson reviewed the Town Planner memo recommendations – Shoreland Zone corrected; Special Flood Hazard Area corrected; recommend finding complete and granting waivers. David – we are only changing the lot line of two lots owned by the same person; not changing the original subdivision. Eric read from the Subdivision Ordinance 7.4: 7.1.4 A Public Hearing on the Plan may be held by the Planning Board, if requested or if the Board deems it desirable. Such a hearing will get the normal posting and advertisement. Dwayne Prescott made the motion to find the application complete. Judi Carll seconded the motion. No discussion. Vote 5 – 1 (Abstention Anthony) application found complete. Judi Carll made the motion to dispense with the Public Hearing. Lee Nelson seconded the motion. No discussion. Vote 6 – 0 no public hearing. Sam Hayden made the motion to grant final approval. Dwayne Prescott seconded the motion. No discussion. Vote 5 – 1 (Abstention Anthony) final approval granted.

III. MINUTES OF PREVIOUS MEETINGS

- **July 18, 2018** – Judi Carll made the motion to approve as presented. Lori Anthony seconded the motion. No further discussion. Vote 6 – 0 approved.

IV. NEW BUSINESS & PUBLIC HEARINGS

V. COMMUNICATION

- **Town House Woods Subdivision Packet** handed out to Planning Board members for review at the September 5, 2018 Planning Board meeting.
- **Glenn Charette, CEO** - Regarding a shoreland overlay property; I believe that the Planning Board wanted to include the shoreland properties within Article 2 Section 2.07 Size Reductions or Increases 1. Yard Setbacks all of a., b. and c. and to include in "c." the following: The front setback is determined from the highway side(s) of the property. Glenn will reach out to Maine DEP and the town attorney for their input to include it in the Zoning Ordinance and the possibly incorporating the Shoreland Ordinance into the Zoning Ordinance. You would not be creating a conflict between the Zoning Ordinance and the Shoreland Ordinance. Only changing the front setback. David – if we do this; requesting consent and offering insight: 1. Risk of walking into a conflict with the Shoreland Ordinance and 2. By the time it gets to the Board of Selectmen – we would need to create a document for the Board to understand why needing to be done. Dwayne – include as an amendment to the Zoning Ordinance and the Board of Selectmen approve – it would give latitude to property owners. Glenn – Natalie will have the insight to joining the two ordinances. Dwayne Prescott made the motion to table this item until the Board hears back with the legal input. Judi Carll seconded the motion. No further discussion. Vote 6 – 0 tabled.

VI. MISCELLANEOUS



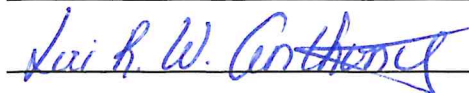
- Lee Nelson – request to start reviewing the Subdivision Ordinance as it was a priority provided to the Town Planner about a year ago. Glee – was hoping to include the discussion and review with the new Town Planner, the Planning Board and myself before the procedure is started. Dwayne – is or are there any issues that stand-out? Fire protection; sunset clause; the Planning Board members should individually start their own review and note the questions. Dave Lowe will create a link to make the notes and or questions for the entire board to chime in on.


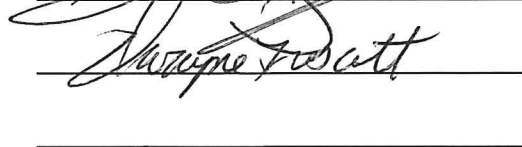
VII. ADJOURNMENT

- Sam Hayden made the motion to adjourn at 7:11 pm. Lori Anthony seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

Approved Date: September 5, 2018


Judi Carll

Dwayne Prescott

Sam Hayden


Glenn Charette

Dwayne Prescott