

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

December 5, 2018

6:30 p.m.

I. ROLL CALL

Present: David Christensen, Chair Judi Carll, Vice-Chair Lori Anthony, Secretary
Lee Nelson Sam Hayden John Noel

Absent: Dwayne Prescott

Others: Doug Foglio, Jr. Suzanne Foglio David Benton, Sr. - DPW Director
Lee Jay Feldman Tim Neill Glenn Charette Dave Lowe
Tammy Bellman

David Christensen, Chair, called the Planning Board meeting to order at 6:30pm on December 5, 2018.

David moved the Applicants to the front of the agenda.

II. OLD BUSINESS

- **FOMEX Development, LLC – Woody Knoll Subdivision Plan – Performance Bond** – Dave Benton presented his letter suggesting a performance bond amount of \$50,000 based off a cost estimate of around \$38,000 in the form of a "line of credit". It covers more than enough of the job being performed. Sam Hayden made the motion to adopt the Performance Bond in the amount of \$50,000. Lori Anthony seconded the motion. No further discussion. Vote 6 – 0 bond amount approved.
- **FOMEX Development, LLC – Woody Knoll Subdivision Plan – Findings of Fact/Notice of Decision** – David stated the document indicates that all standards save either been met or are not applicable and recommended it to be approved with the condition that the applicant must have it recorded at the York County Registry of Deeds within the next 60 days. Lori Anthony made the motion to accept the Findings of Fact with the condition. John Noel seconded the motion. No further discussion. Vote 6 – 0 Findings of Fact with condition approved.
- **East Waterboro Storage Facility Expansion Project – Findings of Fact/Notice of Decision** – Tammy received a verbal ok from Tom Soule for the Planning Board to take action on the Findings of Fact without Tom being in attendance. David stated the the Findings of Fact reflect that all conditions had been met or are not applicable with the exception of item #11 where applicant is still waiting for Maine Department of Environmental Protection approval. Judi Carll made the motion to approve the Findings of Fact with the condition that no building permit is issued until the letter from MDEP is received. Sam Hayden seconded the motion. No further discussion. Vote 6 – 0 findings of fact approved.

III. NEW BUSINESS & PUBLIC HEARINGS

IV. MINUTES OF PREVIOUS MEETINGS

- **October 17, 2018** –Sam Hayden made the motion to postpone the vote on the October 17, 2018 minutes until the next Planning Board meeting. Lori Anthony seconded the motion. No discussion. Vote 6 – 0 to postpone.
- **November 7, 2018 and November 21, 2018** - Lori Anthony made the motion to acknowledge that no meetings were held on November 7 and November 21, 2018. John Noel seconded the motion. No discussion. Vote 6 – 0 minutes approved.
- **November 14, 2018** – Lori Anthony suggested edits to items 9, 15 and 18. Sam Hayden made the motion to approve the minutes of November 14, 2018 as amended. Lori Anthony seconded the motion. No further discussion. Vote 6 – 0 approved as amended.

V. COMMUNICATION

- David Christensen reviewed the proposed 2019 meeting dates for the Planning Board. No dates were excluded due to holidays in 2019.

VI. MISCELLANEOUS

- Lee Jay Feldman – Town Administrator has requested a he put together a work plan that the Planning Board will be working on over the next year:
 - Zoning – Article 3 – Village Zone
 - Subdivision Ordinance up-date
 - Modification of zoning district lines
 - Sign Regulations
 - Incorporate the Shoreland Ordinance as a section of the Zoning OrdinanceThe above are the issues that the Planning Board determined to be important and would like to work on over the year. David would like to see the Planning Board look more closely at the Comprehensive Plan to make sure the conditional uses and subdivisions are in accordance with the Comp Plan. He the applicants should list the parts of the Comp Plan that the subdivision falls under and any conditional business uses. The Select Board would then review and suggest any modification to the Planning Boards findings

VII. ADJOURNMENT

- Judi Carll made the motion to adjourn at 7:00 pm. Lori Anthony seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

Approved Date: February 6, 2019

Lori B. W. Anthony
[Signature]
Judi Carll
[Signature]

[Signature]
[Signature]