

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

March 6, 2019

6:30 p.m.

I. ROLL CALL

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

Absent: Sam Hayden

Others: Doug Foglio, Jr. Suzanne Foglio Lee Jay Feldman Tim Neill
Glenn Charette Dave Lowe James Southworth Tammy Bellman

David Christensen, Chair, called the Planning Board meeting to order at 6:30pm on March 6, 2019.

David moved Old Business to the front of the agenda.

II. OLD BUSINESS

- **FOMEZ Development, LLC - Stormwater Review and Road Maintenance Agreement** – Lee Jay Feldman – no issues with the Stormwater Management review or the road maintenance agreement – it is pretty standard. Dwayne Prescott made the motion to approve the Stormwater Review and the Road Maintenance Agreement. Lee Nelson seconded the motion. No discussion. Vote 6 – 0 both documents were approved. This completes the approval conditions of the FOMEZ Development, LLC subdivision called Woody Knoll.
- **Minutes of October 17, 2018 amendment to the minutes** – Tammy explained what had taken place with the missed wording on the motion on the approved October 17, 2018 minutes for the Shoreland Zoning Ordinance motion and the motions before them would correct the miss-wording for that particular motion. If approved tammy will hand write the correct wording on the October 17, 2018 minutes. Dwayne Prescott made the motion to amend something previously adopted to ask the Board of Selectmen to include into the Waterboro Zoning Ordinance a clause that says the Shoreland Zoning Ordinance will comply with all setbacks within the Waterboro Zoning Ordinance. Seconded by Lori Anthony. No further discussion. Vote 6 – 0 to change the motion on the October 17, 2018 Planning Board’s meeting minutes to read as noted in this motion.
 - Dwayne asked to have a Planning Board member at the Board of Selectmen’s meeting when the above request goes before the Board of Selectmen. David suggested that Tammy reach out to the Board of Selectmen and Town Manager to assure that this will be on the nearest meeting date for the agenda item to be placed. Tammy will then confirm back to the Planning Board that it has been scheduled – any Planning Board member will then be able to

attend. Tammy will email Gary Lamb and Sherry Nadeau for the agenda information.

- Tim Neill noted that it was still under legal review. Dwayne responded that the same legal review of three months ago. David interjected that the process has been discussed and is in place to ensure this moves forward.

- **Shoreland Zoning Ordinance – reduce setbacks up-date** – Glenn Charette, CEO up-dated the Planning Board regarding the placement of the clause to be included in the Waterboro Zoning Ordinance. Glenn noted that the Code Office, Town Planner and Planning Board were on the same page with what was attempting to be accomplished with the Waterboro Zoning Ordinance. The attorney believes that the change needs to go into the Shoreland Zoning Ordinance rather than the Zoning Ordinance – emails have been sent requesting the location to place the information in the Shoreland Zoning Ordinance. At this time no response has been received. He will keep the Planning Board up-dated as information is received.

III. NEW BUSINESS & PUBLIC HEARINGS

- **Change of Zone Request Form – revision/up-date** – Tammy explained that the changes that are noted on the Change of Zone Request are required due to the Waterboro Zoning Ordinance changes. As I come across the documents that accompany the Zoning Ordinance use the documents will come before the Board to be amended. Dwayne Prescott made the motion to accept the changes. John Noel seconded the motion. No discussion. Vote 6 – 0 changes accepted.

IV. MINUTES

- **February 6, 2019** – John Noel made the motion to accept as written. Dwayne Prescott seconded the motion. No discussion. Vote 6 – 0 minutes approved.
- **February 20, 2019** – Lori Anthony made the motion to accept the workshop minutes of February 20, 2019. Judi Carll seconded the motion. No discussion. Vote 6 - 0 workshop minutes approved.

V. NEW BUSINESS & PUBLIC HEARINGS

VI. COMMUNICATION

VII. MISCELLANEOUS

- Lee Nelson inquired about the receipt of the Sign Ordinance information. Glenn shared that this will be the next ordinance information that will need to reviewed and brought up to current standards. No action to be taken or reviewed at this time. The Planning Board was asked to review it at their leisure. David added that only one ordinance will be reviewed at a time.

VII. ADJOURNMENT

- Judi Carll made the motion to adjourn (6:48 pm). Dwayne Prescott seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned. A five minute break was taken before the start of the Land Use Regulations of the Planning Board workshop, starting with Article 7.

VIII. ITEMS NEEDING SIGNATURE

- Minutes of February 6, 2019
- Minutes of February 20, 2019

Approved Date: April 3, 2019

Metzger Pascoe

Lois B. W. Anthony

John W. ...

Michelle ...

