

**TOWN OF WATERBORO**  
***PLANNING BOARD***  
***MEETING MINUTES***  
***June 19, 2019***  
**6:30 p.m.**

**I. ROLL CALL**

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

Absent: Dwayne Prescott    Sam Hayden

Others: Geoff Aleva, Civil Consultants    Linda Fleming    Lee Jay Feldman    Tim Neill  
          Tammy Bellman

Due to there being no videographer, Tammy was asked to step in and start the videotaping for the Planning Board meeting. David Christensen, Chair, then called the Planning Board meeting to order at 6:45pm on June 19, 2019.

David state a quorum has been met with the members present tonight.

**II. MINUTES**

- **April 3, 2019** – Judi Carll made a motion to provisionally approve the April 3, 2019 minutes until Mr. Prescott was present. Lori Anthony seconded. No further discussion. Vote 3 – 0 to provisionally approve (Nelson and Noel abstain as they were not in attendance on April 3)
- **June 5, 2019** – John Noel made the motion to approve the non-meeting minutes of June 5, 2019. Lori Anthony seconded. No discussion. Vote 5 – 0.

**III. NEW BUSINESS & PUBLIC HEARINGS**

- **Election of Officers**
  - **Chairman**
  - **Vice-Chairman**
  - **Secretary**

Lori Anthony made the motion to postpone until the first meeting in July. Lee Nelson seconded. No discussion. Vote 5 – 0 postponed to first meeting in July.

David thanked Judi Carll on behalf of the Planning Board for her many years of service and dedication to the Town Of Waterboro. This would be Judi's last Planning board meeting.

**IV. OLD BUSINESS**

**V. COMMUNICATION**

- **Shoreland Zoning Ordinance – to MDEP June 4, 2019 Up-date** – Glenn Charette up-dated the Planning Board on the status of the Shoreland Zoning Ordinance – the changes have been sent and notice of receipt received by Tammy.
- **July 3 Planning Board meeting/meeting cancelled** – A brief discussion on attendance vs non-attendance by Board members for the July 3 meeting took place. Lee Nelson made the motion to postpone the July 3<sup>rd</sup> meeting to July 10<sup>th</sup>. John Noel seconded. No discussion. Vote 5 – 0 The meeting date changed to July 10, 2019.

**VI. MISCELLANEOUS**

- **Zoning Ordinance Article 3 Village Zoning District – Informational – Setbacks** – Lee Jay Feldman provided an overview – provide similar setbacks in Village zone; make the smaller lots less non-conforming; and this would be a good first move as a pre-cursor. Can develop with site plans behind the building or on the sides. Apply to all village zones. Would create the image of a village. Would draw more people into these areas a natural progression. Lori Anthony made the motion to move forward and schedule a public hearing. Judi Carll seconded. No discussion. 5 – 0 to schedule a public hearing. The public hearing was set for the first meeting in September.
- **Townline Deli Site Plan Review** – Documents were handed out in preparation for the July 10, 2019 Planning Board meeting.
- **Erik Triance** - will be bringing in the Conditional Use application for the machine shop at 961 Main Street on Thursday, June 20, 2019. The Planning Board was asked to stop by and pick up a copy in preparation for the July 10, 2019 Planning Board meeting.

**VII. ADJOURNMENT**

- Lori Anthony made the motion to adjourn (7:10 pm). John Noel seconded the motion. No discussion. Vote 5 - 0 in favor. Meeting Adjourned.

**VIII. ITEMS NEEDING SIGNATURE**

- Minutes of June 5, 2019

Approved Date: August 22, 2019

[Signature] \_\_\_\_\_

Lori R. W. Anthony \_\_\_\_\_

[Signature] \_\_\_\_\_

[Signature] \_\_\_\_\_