

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
July 10, 2019
6:30 p.m.

I. ROLL CALL

Present: David Christensen, Chair Lori Anthony, Vice-Chair John Noel, Secretary
Dwayne Prescott Kala Godard

Absent: Sam Hayden

Others: Lee Jay Feldman Tim Neill Erik Triance Daniel Peck Karen Peck
Wes Thames Joe Marden Don Sylvestre Dave Pendleton Glenn Charette
James Southworth Tammy Bellman

David called the Planning Board meeting of July 10, 2019 to order at 6:30pm.

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

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

II. NEW BUSINESS & PUBLIC HEARINGS

- **Custom Milling and Machining – Conditional Use Erik Triance Tax Map 019 Lot 015 – 961 Main Street** – Erik Triance provided the Planning Board with an overview of the proposed site plan for moving a milling and machining company into the old TK Machining building. This building would allow Erik to double the size of his operation. There is no information available on the existing septic design. The supply deliveries will be entering and exiting only no pick up completed items at this location. Shipping will be from the current business location. Lee Jay offered that there were no issues when both Glenn and I reviewed the project. We found no issues so if the Planning Board wanted they could find the application complete and either schedule a public hearing or not schedule one. If you opt to not have a public hearing you are able to take action on the application. Dwayne Prescott brought up the waivers with a discussion to follow – the outcome being there are no hazardous waste, no fire issues, and the dumpster location would not be required as the trash is bagged and taken to the transfer station in a personal truck. This use would be a continuing use of a previous milling and machining operation at this location. Lori Anthony made the motion to accept the application as complete. John Noel seconded the motion. No further discussion. Vote 5 – 0 application complete. Dwayne Prescott made the motion to grant the waivers provided on July 10, 2019. Kala Godard seconded the motion. No further discussion. Vote 5 – 0 waivers approved (12 waivers provided). Lori Anthony made the motion to waive the Public Hearing and Site Walk. Dwayne Prescott seconded the motion. Lori Anthony made the motion to waive the public hearing and the site walk. Dwayne Prescott seconded the motion. No

further discussion. Vote 5 – 0 site walk and public hearing waived. John Noel made the motion to approve the site plan and conditional use. Lori Anthony seconded the motion. No further discussion. Vote 5 – 0 conditional use and site plan approved.

➤ **New Horizons Management Company, LLC (Townline Deli and Convenience Store) – Site Plan Review Tax Map 005 Lot 048-001 and Tax Map 005 Lot 047C-001 – Site Plan Review** – Joe Marden from Sitelines, provided an overview of the New Horizons Management, LLC redevelopment project at Townline Deli. The Planning Board responded to the PowerPoint presentation with questions. Is the existing building to be demolished and rebuilt. Answer was no; the first floor is to be moved to a different location on the site. There was a question on if septic system would require pumping. It was explained the septic system will be able to be gravity feed system due to the amount of fill needed to develop the site. There were abutter concerns as to the drainage and pooling of water on the northeast corner of the site development. It was explained that historically at one time the lots drained to the wetland, but that over time and development this corner has a pooling issue. With the relocation of the gravel drive to the garage, construction of the under drain filter and connection of the existing culvert crossing to the proposed storm drain system it's believed this will help the runoff issues in this area. It was added that even with a slight increase in the 25 year storm there will be no impact to the wetland. After staff review there were a few items that will be changed on the plans. Additional landscaping will be provided along the east property line where it has been cleared. Areas for plowing snow will be provide in several places, shifting the dumpster pad and septic field as currently shown on the plans. "Snouts" will be put in the catch basins to help prevent floatables and/or oil pollution. Also mentioned was that the DEP requires an emergency spill plan to be put in place. A question was raised on the maneuverability of trucks on the site. Thirty foot drive aisles and a movement plan using the WB65 tractor trailer has been provided showing no problems with maneuverability. A concern for ROW and easement access for the garage lot was brought up. They are still working out the details on if this will be a corridor or blanket ROW and easement. The ROW and easement information will be needed and shown on the plans. Glenn noted that the garage lot will have to be provided 100 feet of road frontage to comply with the zoning in this district. Also the two lots of development will have to be legally combined before the issuance of any permits. Lori Anthony made the motion to accept the application as complete. Kala Godard seconded the motion. No discussion. Vote 5 – 0 application complete. John Noel made the motion for the site walk to be at 5:30pm and the public hearing to be at 6:30pm during the regularly scheduled Planning Board meeting. Lori Anthony seconded the motion. No discussion. Vote 5 – 0 for the time of the site walk and public hearing. The site will have location markers for the public and the planning board to gain reference.

➤ **Election of Officers**

- **Chairman** – Dwayne Prescott made the motion to nominate David Christensen for Chair. Lori Anthony seconded the motion. No further discussion. Vote 5 – 0 David Christensen elected Chair.
- **Vice-Chairman** – Dwayne Prescott nominated Lori Anthony for Vice-Chair. Kala Godard seconded the motion. No further discussion. Vote 5 – 0 Lori Anthony elected Vice-Chair.

- **Secretary** – Lori Anthony nominated John Noel as Secretary. Dwayne Prescott seconded the motion. No further discussion. Vote 5 – 0 John Noel elected Secretary.

III. MINUTES

- **April 3, 2019** – Lori Anthony made the motion to amend the vote of June 19th so as to include Dwayne Prescott’s vote. John Noel seconded the motion. No further discussion. Vote 5 – 0 to amend the approve vote of April 3, 2019. Final vote totals: 4 – 0 with (Nelson abstaining)
- **July 3, 2019** – Lori Anthony made the motion to sign off on the July 3, 2019 non-meeting minutes. Kala Godard seconded. No discussion. Vote 5 – 0 non-meeting minutes approved.

IV. OLD BUSINESS

- **Land Subdivision Regulations of the Planning Board/Subdivision Ordinance – Initial Draft review (hand-out only)** – Lee Jay Feldman – please review the documents in prep for the upcoming workshop.

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 rescheduled to July 10th** – A brief discussion on attendance vs non-attendance by Board members for the July 3 discussion took place. Lee Nelson made the motion to reschedule the July 3rd meeting to July 10th. John Noel seconded. No discussion. Vote 5 – 0 The meeting date was changed to July 10, 2019.

VI. MISCELLANEOUS

- Kala Godard made the motion to cancel the July 17, 2019 Planning Board meeting. John Noel seconded the motion. No further discussion. Vote 5 – 0 meeting cancelled.
- The Planning Board agreed to have a workshop to review the Subdivision Ordinance draft on August 21, 2019.
- Glenn Charette shared that MDEP has requested more information that has been provided and hopes to have a better up-date on August 7, 2019.

VII. ADJOURNMENT

- John Noel made the motion to adjourn at 7:25 pm. Kala Godard seconded the motion. No discussion. Vote 5 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

- Minutes of April 3, 2019
- Minutes of July 3, 2019

Approved Date: August 22, 2019









