

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
August 18, 2021
6:30 p.m.

I. ROLL CALL

Present: David Christensen Lori Anthony Clyde Smith Diane Gray
 Edward Zelmanow Rebekah Higgins

Others: Angela Chute David Lowe Lee Jay Feldman Dave Alves Steve Everett
 Michael Rogers, Bean Group South Portland

Edward stated a quorum was met with members present and the meeting was called to order at 6:30pm.

II. MINUTES

➤ July 21, 2021

Minutes accepted with corrections noted.

III. PUBLIC HEARINGS

No public hearings

IV. NEW BUSINESS

- Lee Jay Feldman introduced the request for a zoning amendment to the AR Zone to allow for Bulk Propane Storage. The AR Zone covers the most area in the town. Looking to add bulk propane storage, exchange stations, and storage. It's already a use in the Village Zone and the General Purpose Zone, we currently have a business located in the AR zone looking to expand their business to include the propane. Lee Jay recommends the addition to the AR Zone and update the definitions.

Board discussed propane fill being encompassed in the exchange portion, terminology clarification, the request for what the new zoning language will look like.

Lee Jay stated this will require a public hearing prior to recommendations to the Selectmen.
Date of September 1, 2021 was set for the AR Zoning Change public hearing.

- Lee Jay Feldman introduced a project request regarding Conditional Use Zoning which involved density allowances. The Planning Board will need to hold a public hearing where the request is heard and receive public comment, make a recommendation back to the Selectmen who will then hold another public hearing. They will then either approve or deny the request for Contract Zoning. If approved the applicant will then come back to the Planning Board with a plan for review and approval etc. The town attorney has set final language with the applicant and their attorney. The Contract Zoning is for this property only, no other property and only dealing with density allowances. The Contract Zone runs with the property not the owner, if the owner changes the Contract Zone stays.

Michael Rogers, Bean Group, introduced himself and is representing Dave Alves. The project encompasses 3 tax maps and 2 properties. The vast majority of the project will be green space with public water and private septic with pretreatment. There will be walking trails and trail to the walk in clinic and an onsite dog park for tenants with dogs. This project fits with the 2012 vision of Waterboro. The project will be mixed use consisting of both 36 residential units and 3000 sq. ft. of commercial use in front.

Board asked questions of: Will the walking trails and dog park be for tenants only? Will there be sidewalks to Hannaford? It was noted that the contract previously provided for review did not reflect the commercial use. Applicant provided an updated contract from the previous evenings meeting with the Selectmen, copies were made and provided to the Board.

Public Hearing for Contract Zoning was set for September 15, 2021 at 6:30.

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

- At the previous meeting during election of officers it was noted that the new By-Laws removed the position of Secretary. It was also noted that the workshop for the finalization of that scheduled for June 2, 2021 had been moved from that meeting due to a full agenda. Lee Jay stated that the By-Laws are not regulation, they are a guidance and if all in agreement then Secretary can still just be removed.

VII. ADJOURNMENT

- David Christensen made the motion to adjourn. Rebekah Higgins seconded the motion. No discussion.

Vote: 6-0, motion passes, meeting adjourned at 7:20

VIII. ITEMS NEEDING SIGNATURE