

**TOWN OF WATERBORO**  
**PLANNING BOARD**  
***MEETING MINUTES***  
***November 17, 2021***  
**6:30 p.m.**

**I. ROLL CALL**

Present: Lori Anthony   Clyde Smith   Rebekah Higgins   Diane Gray   Edward Zelmanow  
Devin Chamberlain

Others: Angela Chute   David Lowe   Lee Jay Feldman   Dennis Abbott  
Tom Soule   Jason Vafiades

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

**II. MINUTES**

- October 20, 2021 minutes accepted as written

**III. PUBLIC HEARINGS**

**IV. NEW BUSINESS**

S&D Development, LLC – East Waterboro Self Storage Expansion  
Site Plan Review, Tom Soule, Owner  
Jason Vafiades, Atlantic Resource Consultants, LLC

Lee Jay introduced the project – an expansion of the existing site for 6 additional storage buildings at the rear of the property. Previously expanded with 4 additional buildings and that expansion is now complete. Staff review felt a 2<sup>nd</sup> entrance was needed for fire/EMS access only which has been added to the updated plans now in front of the board. Applicant has added grading to the back of the site. Tonight Lee Jay recommends the Board find the application complete and set a date for the public hearing. He will reserve recommending conditions of approval for after the public hearing.

Jason Vafiades spoke stating they are currently looking to add the last 6 buildings to the site in line with the DEP permit. They have added the 2<sup>nd</sup> entrance following the staff review that will have Knox box access. This entrance will not be open to the public, and they have full right of access.

Board discussion followed to include adding radius showing ability to make all the turns with fire apparatus. Add the dimensions onto the setbacks, is the road a ROW or easement? Setbacks around the road now through it. The 10' setbacks showing on the plan need to actually need to be 35' setbacks. Will there be vehicle storage with leaking hazardous waste that would be of concern? Will there be outside storage after this expansion is complete? Signage for the second gate dictating "authorized vehicles only." Board felt a site walk was not warranted, scheduled public hearing for December 1, 2021 at 6:30pm.

Lori Anthony made a motion to find the application complete, second by Clyde Smith,

Vote: 6-0 motion passes, application found complete.

## **V. OLD BUSINESS**

### **➤ Committee discussions –**

- Ordinance Review Committee: Devin Chamberlain, Edward Zelmanow, Rebekah Higgins.
- Zoning Ordinance Review Committee: Lori Anthony, Diane Gray, Clyde Smith

Each committee will select their own chairperson and it is up to each committee when they want to start meeting. Lee Jay stated his availability is very limited as he is stretched very thin among his other towns. Angela availability also very limited at this time for committee involvement.

Small discussion regarding the Solar Ordinance and the moratorium on solar projects. Now that the Solar Ordinance has been adopted the moratorium is a mute issue but there needs to be discussion starting regarding batteries and solar projects.

## **VI. COMMUNICATION**

## **VII. MISCELLANEOUS**

## **VII. ADJOURNMENT**

- ### **➤**
- Lori Anthony made the motion to adjourn. Clyde SMith seconded the motion. No discussion.

Vote: 6-0, motion passes, meeting adjourned at 7:05

## **VIII. ITEMS NEEDING SIGNATURE**