

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
December 15, 2021
6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Clyde Smith Rebekah Higgins Diane Gray

Absent: Devin Chamberlain Edward Zelmanow

Others: David Lowe Lee Jay Feldman Michael Gilpatrick

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

II. MINUTES

- November 17, 2021 – accepted as written
- December 1, 2021 – accepted with corrections below
 - Old Business – last sentence – Lori Anthony made motion, second was actually Diane Gray. Vote for motion passes is 5-0
 - Adjournment – Clyde made the motion, Lori Anthony second the motion, vote 5-0, motion passes

III. PUBLIC HEARINGS

IV. NEW BUSINESS

- William Miles – Miles Machine LLC –
Conditional Use Application – Main Street, Waterboro

Lee Jay – I'll introduce it but I'll also ask Mike to step in if he needs to make any comments or input as well. No written memo from me on this, it's a very, very straight forward situation, change of use from one type of business to Will's machine shop which is an allowed use in that zone but for the fact that it needs to come here for a change of use. There are no changes to the outside of the property, parking already exists on the property. In fact from the staff level review there's space inside the building that isn't going to get used at this time because he doesn't need the whole facility.

The recommendation that I would give would be that you find the application complete and set the date for the public hearing for the next meeting. In advocating for this applicant, time is of the essence to get them up and running fairly quick.

Planning Board discussion – question on the zone, so the only reason we have to approve this is because this is contract zoning? Michael explained that no this isn't contract zoning the reason it came before the Board is because it's an industrial use which is only allowed with a conditional use approval within the village zone. Lee Jay explained it is interesting situation since it's classified as an industrial use in the village zone, it's allowed use there providing Planning Board approves it because in some cases there might be outdoor storage or outdoor operation that could disrupt somebody etc. Clarification on the site plan, it's current usage show's it was Frosty's Dairy Bar which is now closed.

He will be operating out of the concrete structure in the back that was basically an old garage. He intends to utilize the old dairy bar as office space so it will be one usage on the property. On the coolant separator, will the storage for that be outside or inside? Plan showed an approximate septic system location, is that for both the wood frame shop and garage, confirmed it serves both buildings and the HHE200 is on file. Not a huge usage as there are only 2 small bathrooms, 1 in each building. Lot to the west, a blown up print with the property lines and beside the garage there looks like a residence and the concrete pad, looks like it goes to the driveway of the house. Does that abutting lot use this long, doesn't see a driveway for it, and that would be the Thayer, Tanya and Hazard, Craig lot. Explained the photo pulled from GIS and lot lines not completely accurate although that is a shared driveway for the residence beside that. They do ingress and egress through the state entrance portion. There were some issues with property lines when the ice cream shop was there.

William explained everything will be contained inside in plastic containers, either 55 gallon drums or an IBC tote. I only plan on having 1 big machine, it holds about 50 gallons of water soluble oil and that would only get changed out every 2 years or more. At that time it would get sucked out and directly into an IBC tote and pay a company to dispose / recycle it. All the chips from the machine come out on a conveyor and will be dropped right into a 55 gallon drum with spill proof pallets in case there's a hole in the drum it will catch any residual and then a scrap company will come pick up once I have a good amount of it to justify their trip. Nothing will be stored outside except maybe a couple of pallets around the back but nothing for oils etc.

Planning Board felt there was no need for a site walk, no changes to the property, building is in existence. Public hearing scheduled for January 5, 2022 at 6:30pm.

Diane Gray made a motion to find the application complete, second by Rebekah Higgins.

Vote: 4-0, motion passes, application found complete

V. OLD BUSINESS

- East Waterboro Self Storage Expansion Findings of Facts –
 - Lori – Item 9 – Adequate provisions have been made for the disposal of wastewater or solid waste or for the prevention of groundwater it is marked as standard is met, I definitely agree with that but then added that the site does not require any solid waste or disposal with no occupied structures on the site, there is an office on the site and there is an existing leach bed so I would like to have that revised to say the site does not require any additional wastewater or solid waste disposal, the existing system is adequate for the office space there and all other structures will be unoccupied. Lori requested a motion to accept the findings of facts with corrections as made. Clyde Smith made motion to accept findings of facts as corrected, second by Diane Gray. **Vote: 4-0, motion passed, findings of facts accepted as corrected.**

VI. COMMUNICATION

VII. MISCELLANEOUS

- Chairman throughout the past year has signed the FOF. Can the Chairman sign the FOF for all of us where he is not in attendance that they were accepted. Lee Jay explained that in his absence that you as the Vice Chair can sign them as you voted on the application as well as the FOF.

VII. ADJOURNMENT

- Rebekah Higgins made the motion to adjourn. Clyde Smith seconded the motion. No discussion.

Vote: 4-0, motion passes, meeting adjourned at 7:00

VIII. ITEMS NEEDING SIGNATURE