

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
April 20, 2022
6:30 p.m.

I. ROLL CALL

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

Others: David Lowe Angela Chute Dennis Abbott Dean Williams Hillel Weisel, Fabian Oil
Michael Gilpatrick Dana Libby James Farias Josh Girard, Girard Farm

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

II. MINUTES

- March 16, 2022 – accepted as amended

III. PUBLIC HEARINGS

IV. NEW BUSINESS

- Girard Farm – Josh Girard, 385 Main Street, Waterboro
Conditional Use for Horticulture

Girard Farm is located in the General Purpose Zone in which Horticulture is not allowed but his farm mission seems to fall into that category. They are all organic and don't use any pesticides and grow strong healthy plants utilizing crop rotation between this location and their Lyman location. There is no hydroponics as their plants are all grown in the soil. The location was previously a driving range and feels there is no immediate need for testing of PFA's and realizes there are farmers who immediately need the help and testing.

Michael Gilpatrick gave a background history explaining the prior Code Enforcement Officer categorized this location under farming due to the chickens that are on the premises but their primary use here is horticulture. They have multiple greenhouse structures on site and applied for a 2500 sq. ft. pre-engineered structure with heavier mil poly, a Nor' Easter from NH which also put them into site plan review. There is no reason this project shouldn't be approved, this is more of a formality.

Board felt no need for a site walk, public hearing scheduled for May 4, 2022 at 6:30pm.

Diane Gray made a motion to find the application complete, second by Clyde Smith.

Vote: 5-0, motion passed, application found complete.

V. OLD BUSINESS

- Waterboro Safe Storage – 23 Clarks Bridge Road, N. Waterboro
Dana Libby, Corner Post Surveying

Dana Libby provided some information from the Fire Marshalls Office regarding exceptions.

Board discussion that it doesn't meet the exception because not all spaces can be accessed from the outside with Michael Gilpatrick explaining this is a mixed use occupancy. It may not necessitate a sprinkler but will require approval from the State Fire Marshalls Office, a 2 hour fire separation with a 2 hour fire door according to the code. At this time there has been nothing received from the Fire Marshalls Office but this can be handled during the permitting process. The culvert was inspected by the Director of Public Works and the culvert is in good shape.

Diane Gray made a motion to approve the application, second by Lori Anthony.

Vote: 5-0, motion passed, application approved.

- E23 LLC – Hilll Weisel of Fabian Oil
FOF Review

Lori Anthony made a motion to accept the E23 LLC Findings of Facts with the corrections and edits as discussed, second by Rebekah Higgins.

Vote: 4-0, motion passed, FOF approved with edits and corrections. Clyde Smith abstaining as he wasn't present at the approval of the project.

VI. COMMUNICATION

VII. MISCELLANEOUS

- Dennis Abbott introduced James Farias as the newest member to the Planning Board. He was approved and sworn in on April 19, 2022.

VII. ADJOURNMENT

- Lori Anthony made the motion to adjourn. Clyde Smith seconded the motion. No discussion.

Vote: 4-0, motion passes, meeting adjourned to move into the workshop regarding Mobile Vending.

VIII. ITEMS NEEDING SIGNATURE