

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
March 6, 2024
6:00 p.m.

I. ROLL CALL:

Present: Rebekah Higgins, *Chair*, Stacie Walker, Vice Chair, Rick Madruga, Diane Gray

Absent: James Farias

Others: Angela Chute, Mike Gilpatrick, Mikala Jordan, David Lowe, Dennis Abbott, Andy Johnston – ARC, Viktor Garnik

Rebekah Higgins, *Chair*, called the meeting to order at 6:00 p.m.

II. MINUTES

February 21, 2024 – motion made by Stacie Walker to accept as written, seconded by Diane Gray

Vote: 4-0, motion passed, minutes accepted as written

III. PUBLIC HEARING

No public hearings scheduled

IV. OLD BUSINESS

V. NEW BUSINESS

- **RSU 57 Modular Classroom Site Plan Review – 86 West Road, Waterboro**
Andy Johnston, Atlantic Resource Consultants

Andy Johnston of Atlantic Resource Consultants on behalf of RSU 57 submitted a Site Plan Review Application for a modular classroom containing 4 classrooms. The modular will be located adjacent to the existing 20+ year old modular. This was purchased with COVID money to help spread the existing student population out, not due to increased enrollment. The building will tap into existing waster system onsite and is now required to be sprinkled by DOE. It will be interconnected with the main building for fire notification and intercoms and will have a sidewalk and curb w/ handicap parking. Michael Gilpatrick stated a staff review was held, the building is self-contained, requires its own septic tank, the current engineered septic design as submitted is adequate to handle the building, and screening was requested due to proximity of the baseball field. Andy Johnston further went on that the exterior lights will be full cut off downward wall packs, this is a design build so some minor details may change. They will be adding fire extinguisher locations to the plans. The classrooms will hold usually between 10 – 20 students. Board questioned any concerns for security, fire notification and doors locking. Michael Gilpatrick explained there are many devices included strobes, horns, electronic locks that release, and the interconnection to the main building. No further Board discussion.

Diane Gray made a motion to find the application complete, seconded by Rick Madruga.

Vote: 4-0, motion passed, application found complete.

Public hearing scheduled for April 3, 2024 at 6:00pm.

➤ **Viktor Garnik – LADA Conditional Use Application – 1350 Sokokis Trail, N. Waterboro**

Viktor Garnik dba LADA located at 1350 Sokokis Trail, N. Waterboro submitted a Conditional Use Application to expand the number of vehicles allowed at his business property. He has many vehicles there for multiple uses. He submitted a hand drawn plot plan showing his proposed plan for the multiple types of vehicle uses, number of cars for each use, and the proposed locations for each use. He is trying to become more organized and come into compliance with the Town and remove the units not designated on the plan and make neighbors happy.

Michael Gilpatrick explained there is a pending violation at the property and a considerable number of vehicles. Mr. Garnik doesn't have a current recyclers license with Mr. Garnik stating the State of Maine defines it as a recycler but he rebuilds motor vehicles. A lot of customers prefer these vehicles as it saves them 30% to 40% of market value. His business receives five star reviews and he only fixes vehicles with minimal damage. Michael further stated that a lot of people feel it's a junkyard action, flood vehicles get repaired and resold which would piggyback on used car sales. Currently there are approximately 45-50 vehicles onsite and looking to drastically reduce.

Rebekah Higgins asked Mr. Garnik if his parts vehicle stock would rotate in the color key? Mr. Garnik stated that all the repaired vehicles will pass state inspection ready for sale which would then move out to the area located along Route 5. He stated the other vehicles are a slower process. The "Green" ones are daily repairs such as brakes etc. When asked what is done with the vehicle once all the parts are removed? Mr. Garnik stated he removes the most valuable parts then they either go to CIA or to Rochester. He specifically deals with Nissan & Toyota.

There is 2.8 acres in the AR Zone with roughly 1300 sq. ft. building on it.

Board discussion regarding screening, wooded buffer, parts cars needing fluids drained and the vehicles being on a gravel area. There are no residences on site, just a concrete slab from a previous mobile home that was located there. Discussion regarding wholesale and parts vehicles being parked on an impervious surface or expanding the existing concrete slab or 2" of asphalt to park them on and protect from leaks.

Viktor stated he is currently waiting for the ground to dry up and will be removing a lot of the vehicles currently onsite. He went on to state the previous Code Officer wouldn't sign off on documentation.

Rebekah Higgins stated the removal of vehicles could be a condition of approval. Michael proposed possibly 60 days to give him a window with Diane Gray stating after it dries out. Michael stated this evening is really just accepting application, scheduling public hearing, and for anything further now is the time to ask.

Diane Gray and Rick Madruga both agreed no site visit needed Mr. Garnik makes excellent use of the space. Mikala Jordan stated his application doesn't meet most conditions of site plan review. He doesn't have an actual site plan, on page 11 – site plan is needed with existing buildings on site depicted. A lot of what Mr.

Garnik has talked about needs to get onto paper. Number 9 – ignore, onsite septic – this section speaks to a specific type of system, in excess of 800 gpm, page 13 – restates board perspective.

Rebekah Higgins clarified if at this point they're needing a motion to postpone pending further documentation provided. Mikala stated technically they don't need it as they're not required to take action this evening.

VI. COMMUNICATION

None

VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

Motion by Rick Madruga; seconded by Stacie Walker. No discussion.

4-0 Vote; Motion passes