

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
**January 2, 2013**  
**7:00 p.m.**

- I. ROLL CALL**
- II. APPOINTMENTS**
  - *Review, discuss, and vote*  
*Revision to Stonewall Estates Subdivision*
- III. MINUTES OF PREVIOUS MEETINGS**
- IV. REPORT OF OFFICERS**
- V. OLD BUSINESS**
  - *Pending: Growth Management Ordinance*  
*Cisterns*
- VI. COMMUNICATION**
- VII. MISCELLANEOUS**
- VIII. NEW BUSINESS**
- IX. ADJOURNMENT**

<b><i>Upcoming Meetings</i></b>		
January 8	Public Hearing Growth Management Ordinance	6:00 p.m. @ Town Hall Annex
January 14	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
January 16	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**February 6, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Conditional Use Application – Used Car Lot/Equipment Sales  
10 Garland Hill Road, Map 16 Lot 7A, Shawn Girard*
- *Informational Meeting  
Mark McCallum – Green Court Acres*

**III. MINUTES OF PREVIOUS MEETINGS**

- *December 5, 2012*
- *January 2, 2013*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- *Pending: Cisterns*

**VI. COMMUNICATION**

- *Growth Management Ordinance – Approved 1-15-2013*

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
February 11	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
February 20	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
*Planning Board*

**AGENDA**

***February 20, 2013 at 6 p.m.***

***Workshop - Fire Protection***

**TOWN OF WATERBORO**

*Planning Board*

**AGENDA**

*February 27, 2013 at 6 p.m.*

***Workshop - Fire Protection***

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
***March 20, 2013***

**6:00 p.m. - Workshop/Fire Protection**

**7:00 p.m. - Planning Board Meeting**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Relocation of a Structure in the Shoreland Zone*  
*James C. Waltz*  
*Map 16 Lot 19-3*

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
April 3	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
April 8	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
April 17	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
***March 20, 2013***

**6:00 p.m. - Workshop/Fire Protection**

**7:00 p.m. - Planning Board Meeting**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Relocation of a Structure in the Shoreland Zone*  
*James C. Waltz*  
*Map 16 Lot 19-3*

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

- *Letter from Gail Woodsome regarding Map 25 Lot 11*

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<b><i>Upcoming Meetings</i></b>		
April 3	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
April 8	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
April 17	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
**April 3, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Site Plan Review*  
*Waterboro Safe Storage*  
*Map 26 Lot 7*

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- *Pending: Cisterns (Workshop May 8, 2013 at 6 p.m.)*
- *Pending: Wellhead Amendment*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
April 8	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
April 17	Planning Board Meeting	6:00 p.m. Site Walk – Map 16 Lot 19-3 7:00 p.m. @ Town Hall Annex
April 22	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station Sewall Presentation
May 1	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
May 8	Planning Board Workshop	6:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
*April 17, 2013*

**6:00 p.m.**     *Site Walk – Site Plan Review*  
                  *Map 26, Lot 7 - 103 Main Street*  
                  *Waterboro Safe Storage – Patterson Companies*

**7:00 p.m.**     *Public Hearing – Site Plan Review*  
                  *Map 26, Lot 7 - 103 Main Street*  
                  *Waterboro Safe Storage – Patterson Companies*

**I.     ROLL CALL**

**II.    APPOINTMENTS**

- *Site Plan Review*  
      *Map 26, Lot 7 - 103 Main Street*  
      *Waterboro Safe Storage – Patterson Companies*
  
- *Informational Discussion on 1,275 sq ft addition to JD’s Store*  
      *Waiver Request – Mike Allen*  
      *13 Sokokis Trail, Map 25, Lot 5-1*

**III.   MINUTES OF PREVIOUS MEETINGS**

**IV.   REPORT OF OFFICERS**

**V.     OLD BUSINESS**

- *Pending: Cisterns (Workshop May 8, 2013 at 6 p.m.)*
- *Pending: Wellhead Amendment*

**VI.   COMMUNICATION**

**VII.  MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX.   ADJOURNMENT**

<i>Upcoming Meetings</i>		
April 22	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station Sewall Presentation
May 1	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
May 8	Planning Board Workshop	6:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**April 24, 2013**

**6:00 p.m.**     ***Site Walk – Relocation of a Structure in the Shoreland Zone***  
***Map 16 Lot 19-3 – James Waltz***

**Meeting to continue at Town Hall Annex after site walk.**

**I.     ROLL CALL**

Board Members

Present:	Frank Allen	Kurt Clason	Andy Cote
	Tim Neill	Tim Nelson	Dwayne Prescott

Absent:             None

Others Present:	Tom Ursia,	Dave Lowe	Tina Smith
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**II.    APPOINTMENTS**

- ***Relocation of a Structure in the Shoreland Zone***  
***Map 16 Lot 19-3 – James Waltz***

**III.   MINUTES OF PREVIOUS MEETINGS**

Kurt Clason made a motion to approve the minutes for the meeting held April 3, 2013. The motion was seconded by Dwayne Prescott and carried 6-0.

Frank Allen made a motion to approve the minutes for the meeting held April 17, 2013. The motion was seconded by Kurt Clason and carried 5-0-1 (Nelson abstained).

**IV.    REPORT OF OFFICERS**

**V.     OLD BUSINESS**

- ***Pending:   Cisterns (Workshop May 8, 2013 at 6 p.m.)***  
***Wellhead Amendment***  
***Docks***  
***Site Plan Review***

**VI.    COMMUNICATION**

**VII.   MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

At 7:55 p.m., Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Frank Allen and passed unanimously.

Approved Date: \_\_\_\_\_

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**TOWN OF WATERBORO**  
***PLANNING BOARD***

***AGENDA***  
***May 8, 2013***

**6:00 p.m. - Workshop/Fire Protection**

**with Board of Selectmen  
and Fire Department**

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**May 15, 2013**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Conditional Use – Farmer’s Market/Community Yard Sale  
Waterborough Historical Society  
Taylor House, Map 7 Lot 80, 6 Old Alfred Road*

**III. MINUTES OF PREVIOUS MEETINGS**

- *April 24, 2013*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

*Pending: Wellhead Amendment (Planner and Attorney working on wording)  
20/20 Recommendation on Rezoning (Planner to provide May 22)  
Cistern Ordinance (Andy Cote working on wording)  
Docks (information from CEO)*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
May 22	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
June 10	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
June 12	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
**May 22, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Conditional Use – Farmer’s Market/Community Yard Sale  
Waterborough Historical Society  
Taylor House, Map 7 Lot 80, 6 Old Alfred Road*
- *Conditional Use – Farmer’s/Craft Market  
Cornerstone Country Market  
Map 18 Lot 5A, 1045 Main Street*
- *Conditional Use – Day Care  
Angela Allen  
Map 10 Lot 7, 520 McLucas Road Ext*

**III. MINUTES OF PREVIOUS MEETINGS**

- *April 24, 2013*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- *Report from Town Planner  
20/20 Recommendation on Rezoning*

*Pending: Wellhead Amendment (Planner and Attorney working on wording)  
Cistern Ordinance (Andy Cote working on wording)  
Docks (information from CEO)*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
June 10	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
June 12	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
**May 29, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Conditional Use – Farmer’s Market/Community Yard Sale  
Waterborough Historical Society  
Taylor House, Map 7 Lot 80, 6 Old Alfred Road*
- *Conditional Use – Farmer’s/Craft Market  
Cornerstone Country Market  
Map 18 Lot 5A, 1045 Main Street*
- *Conditional Use – Day Care  
Angela Allen  
Map 10 Lot 7, 520 McLucas Road Ext*

**III. MINUTES OF PREVIOUS MEETINGS**

- *April 24, 2013*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- *Report from Town Planner  
20/20 Recommendation on Rezoning*

*Pending: Wellhead Amendment (Planner and Attorney working on wording)  
Cistern Ordinance (Andy Cote working on wording)  
Docks (information from CEO)*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
June 10	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
June 12	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**June 26, 2013**

**6:00 p.m. - Workshop with Natalie Burns, Town Attorney**

**7:00 p.m. - Planning Board Meeting**

**I. ROLL CALL**

**Public Hearing**

- *Zone Change*  
*Expand Village Zone to include Map 25 Lot 11*

**II. APPOINTMENTS**

- *Board to discuss/vote*  
*Zone Change*  
*Expand Village Zone to include Map 25 Lot 11*

**III. MINUTES OF PREVIOUS MEETINGS**

- *May 29, 2013*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

- *Memo from Jensen Baird Gardner & Henry*  
*Municipal Client Seminar October 3, 2013*

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
July 15	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
July 17	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
*PLANNING BOARD*

*Wednesday, July 10, 2013*  
*6:00 p.m.*

*Workshop with Town Attorney*

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**July 17, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Conditional Use – Duplex in Forest and Agriculture District  
498 Middle Road – Map 6 Lot 40  
Travis Staples*
  
- *Village Pines Subdivision  
Informational Meeting  
Subdivision Restrictions*

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

*Pending: Wellhead Amendment (Natalie Burns)  
Cisterns (Andy Cote)  
Docks (Mark Mitchell)  
Chicken Ordinance (Natalie Burns)  
Roads (Dwayne Prescott)*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
August 7	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
August 12	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
August 21	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**August 7, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Green Court Acres Subdivision*  
*Map 4 Lot 22*  
*Bill Thompson, BH2M*

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

*Pending: Wellhead Amendment (received letter from Natalie Burns)*  
*Cisterns (Andy Cote)*  
*Docks (Mark Mitchell)*  
*Chicken Ordinance (received email from Natalie Burns)*  
*Roads (received information from Dwayne Prescott)*  
*Site Plan (Tom Ursia)*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
August 12	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
August 21	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
*PLANNING BOARD*

*Wednesday, September 4, 2013*  
*6:00 p.m.*

*Workshop*

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
***September 18, 2013***  
***7:00 p.m.***

- I. ROLL CALL**
- II. APPOINTMENTS**
  - ***Setback Reduction – Map 45 Lot 1631 – Acorn Way  
George Kando***
- III. MINUTES OF PREVIOUS MEETINGS**
- IV. REPORT OF OFFICERS**
- V. OLD BUSINESS**
- VI. COMMUNICATION**
  - ***Comments from Town Planner***
- VII. MISCELLANEOUS**
- VIII. NEW BUSINESS**
- IX. ADJOURNMENT**

**TOWN OF WATERBORO**  
*PLANNING BOARD*

*Wednesday, October 2, 2013*  
*6:00 p.m.*

*Workshop*

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
**October 16, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Setback Reduction*  
*34 Bernier Lane, Map 47 Lot 145*  
*Steven J. MacKay*

**III. MINUTES OF PREVIOUS MEETINGS**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- Pending: Cisterns*  
*Docks*  
*Site Plan Review Ordinance*

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
October 21	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
November 4	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
November 6	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
*PLANNING BOARD*

**Wednesday, November 20, 2013**  
**7:00 p.m.**

*Joint Workshop with 20/20 Committee*

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**AGENDA**  
**December 4, 2013**  
**7:00 p.m.**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Subdivision Sketch Plan*  
*Carpenter Estate - Map 13, Lots 30A & 27B*  
*Frances LaPierre, Post Road Surveying*
  
- *Request for extension of Conditional Use Permit*  
*Penny & Adam Curtis*  
*11 Esther Lane, Map 33, Lot 24*

**III. MINUTES OF PREVIOUS MEETINGS**

- *October 16, 2013*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

*Pending: Cisterns*  
*Site Plan Review Ordinance*

**VI. COMMUNICATION**

- *2015 Budget Request*

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
December 9	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
December 18	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
January 13	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
January 15	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

**TOWN OF WATERBORO**  
***PLANNING BOARD***

*Saturday, December 14, 2013 at 8 a.m.*

*Site Walk - Carpenter Estate Subdivision*  
*Map 13, Lots 30A and 27 - Clark's Bridge Road*

**TOWN OF WATERBORO**  
***PLANNING BOARD***

**AGENDA**  
***December 18, 2013***  
**7:00 p.m.**

- I. ROLL CALL**
- II. APPOINTMENTS**
- III. MINUTES OF PREVIOUS MEETINGS**
- IV. REPORT OF OFFICERS**
- V. OLD BUSINESS**

*Pending: Cisterns*

*Site Plan Review Ordinance*

- VI. COMMUNICATION**
- VII. MISCELLANEOUS**
- VIII. NEW BUSINESS**
- IX. ADJOURNMENT**

<i>Upcoming Meetings</i>		
January 13	20/20 Master Planning Committee	5:00 p.m. @ Central Fire Station
January 15	Planning Board Meeting	7:00 p.m. @ Town Hall Annex