

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

**AGENDA**  
***January 15, 2014***  
**7:00 p.m.**

- I. ROLL CALL**
  
- II. APPOINTMENTS**
  - ***Carpenter Estate - Map 13, Lots 30A & 27B***  
***Frances LaPierre, Post Road Surveying***  
***Sketch Plan Approval – Review of Waiver Requests***
  
- III. MINUTES OF PREVIOUS MEETINGS**
  
- IV. REPORT OF OFFICERS**
  
- V. OLD BUSINESS**
  
- VI. COMMUNICATION**
  
- VII. MISCELLANEOUS**
  
- VIII. NEW BUSINESS**
  
- IX. ADJOURNMENT**

<b><i>Upcoming Meetings</i></b>		
February 5	Planning Board Meeting	7:00 p.m. @ Town Hall Annex
February 10	20/20 Master Planning Committee	5:00 p.m. @Central Fire Station
February 19	Planning Board Meeting	7:00 p.m. @ Town Hall Annex

# Waterboro Planning Board

## AGENDA

March 5, 2014 – 6:30 PM

**1. Roll Call**

**2. Appointments**

**3. Minutes of Previous Meetings**

**4. Report of Officers**

**5. Old Business**

- Cisterns (pending & Awaiting Wright-Pierce response)
- Site Plan Review Ordinance

**6. Communications**

**7. New Business**

- Status report on hiring of new Planning Board Secretary
- Future land use planning activities of 20/20 Master Planning Committee
- Status report on the upstart of the Economic Development Committee

**8. Adjournment**

**Next Meeting:** Regular Meeting - March 19<sup>th</sup>. - 7 PM

# Waterboro Planning Board

## AGENDA

March 19, 2014 – 7 PM

1. Roll Call
2. Appointments
3. Minutes of Previous Meetings
4. Report of Officers
5. Old Business
  - Cisterns
  - Site Plan Review Ordinance
  - Status report on hiring of new Planning Board Secretary
6. Communications
7. New Business
  - Conditional Use for setback reduction for addition to existing home for George Harnois, 222 East Shore Rd. (Tax Map 35, Lot 13)
  - Action items from the CEO and Town Planner
8. Adjournment

**Next Meeting:** Regular Meeting – April 2nd. - 7 PM

# Waterboro Planning Board

## AGENDA

**April 2, 2014**

**Site Walk: 6 PM**, 222 East Shore Road, East Waterboro. George Harnois requesting a Conditional Use Permit for setback reduction for an addition to his existing home.

### **Meeting Roll Call: 7 PM**

#### **Appointments**

#### **Review & Accept Agenda**

#### **Communications**

#### **Announcements**

#### **Election of Officers**

#### **Minutes of Previous Meetings**

#### **Report of Officers**

#### **Old Business**

- Discuss/vote on Conditional Use Permit for George Harnois, 222 East Shore Road, East Waterboro (Note: Site walk conducted prior to meeting)
- Cisterns
- Site Plan Review Ordinance
- Status report on hiring of new Planning Board Secretary

#### **New Business**

#### **Adjournment**

**Workshop:** Discussion – new Driveway Ordinance

**Next Meeting:** Regular Meeting – April 16th., Workshop with Atty. Natalie Burns at 6 PM followed by a regular meeting at 7 PM.

# Waterboro Planning Board

## AGENDA

**April 16, 2014**

**6 PM:** Workshop with Town Attorney

**Meeting Roll Call: 7 PM**

**Appointments**

**Review & Accept Agenda**

**Communications**

**Announcements**

**Election of Officers**

**Minutes of Previous Meetings:** April 2, 2014

**Report of Officers:** Report of April 15, 2014, Board of Selectmen meeting with Committee's Reporting - Tim

**Old Business**

- Status report on hiring of new Planning Board Secretary
- Review/Discuss 20/20 Master Planning Committee's Sector II suggestions
- Driveway Ordinance

**New Business**

**General Discussion**

**Adjournment**

**Upcoming Meeting(s):**

- May 7, 2014: 7 PM – Joint meeting with Board of Selectmen and Little Ossipee Lake Campground owners - information meeting on their proposed expansion

# Waterboro Planning Board

## AGENDA

**May 7, 2014**

### Meeting Roll Call: 7 PM

**Appointments:** 7 PM: Joint meeting with the Board of Selectmen, Little Ossipee Lake Campground owners and Northeast Civil Solutions – informational meeting on Phase Two conceptual planning.

### **Review & Accept Agenda**

### **Communications**

### **Announcements**

**Minutes of Previous Meetings:** April 16, 2014

### **Report of Officers:**

### **Old Business**

- Status report on hiring of new Planning Board Secretary
- Review/Discuss/Vote 20/20 Master Planning Committee's Sector Two suggestions
- Driveway Ordinance

### **New Business**

### **General Discussion**

### **Adjournment**

### Upcoming Meeting(s):

- May 21, 2014: 7 PM – Public Hearing, Modifications for the Meadow Brook Acres subdivision on Straw Mill Brook Road. Tax Map 4, Lot 18. Don & Dianne Holden.

Immediately following: Planning Board Meeting

# Waterboro Planning Board

## AGENDA

**May 21, 2014**

**Public Hearing: 7 PM** Lot line modifications for the Meadow Brook Acres subdivision on Straw Mill Brook Road. Dianne Holden will be present to discuss changes. Tax Map 4, Lot 18.

**Meeting Roll Call:** Immediately following the Public Hearing

**Appointments**

**Review & Accept Agenda**

**Communications**

**Announcements**

**Minutes of Previous Meetings:** May 7, 2014

**Report of Officers**

**Old Business**

**New Business**

1. Review/discuss/vote: Lot line modifications for the Meadow Brook Acres subdivision on Straw Mill Brook Road. Tax Map 4, Lot 18.
2. Shoreland Setback Reduction by William Murdock, 20 Penny Circle, East Waterboro. Tax Map 36, Lot 22.
3. Conditional use in Shoreland Zone by John Cyr of 159 West Shore Road. Tax Map 34, Lot 6.
4. Sector Three priority recommendations from the 20/20 Master Planning Committee and Town Planner.

**General Discussion**

**Adjournment**

**Upcoming Meeting(s):** June 4, 2014: 7 PM – Planning Board Meeting

# Waterboro Planning Board

## AGENDA

**June 4, 2014**

**Site Walk: 6 PM** – 20 Penny Circle, East Waterboro, Tax Map 36, Lot 22: Shoreland Setback Reduction Request by William Murdock

**Meeting Roll Call – 7 PM**

### **Appointments**

1. Shoreland Setback Reduction request by William Murdock, 20 Penny Circle, East Waterboro.
2. Joint meeting with the Road Review Committee to discuss the Road Standards and Driveway Ordinance.

### **Review & Accept Agenda**

### **Communications**

### **Announcements**

**Minutes of Previous Meetings:** May 21, 2014

### **Report of Officers**

### **Old Business**

### **New Business**

### **General Discussion**

### **Adjournment**

**Upcoming Meeting(s):** June 18, 2014: 7 PM – Planning Board Meeting

# Waterboro Planning Board

## AGENDA

**June 18, 2014**

### Site Walk

**Meeting Roll Call – 7 PM**

### **Appointments**

1. ???? Re-schedule joint meeting with the Road Review Committee to discuss the Road Standards and Driveway Ordinance.
2. Board Up-dated Contact Information if not submitted on-line

**Review & Accept Agenda for June 18, 2014**

**Communications:** Campground ????

### **Announcements**

**Minutes of Previous Meetings: June 4, 2014**

### **Report of Officers**

### **Old Business:**

1. New state shore land zoning (LD320)
2. Accessory (In-Law) apartments
3. 20,000 and 40,000 sq. ft. zoning uses
4. Set-back reductions (variances) transferred to ZBA

### **New Business**

1. Election of Officers for 2015 – current officers are:  
Tim Neill – Chairman  
Kurt Clason – Vice – Chair  
Frank Allen – Secretary
2. Reminder for the June 24, 2014; 630pm joint meeting/discussion with Selectmen on docks and cisterns – Matt Bors will be present for the cistern discussion

### **General Discussion**

## **Adjournment**

**Upcoming Meeting(s)**: July 2 and 16, 2014: 7 PM – Planning Board Meetings

# **Waterboro Planning Board**

## **AGENDA**

**July 2, 2014**

### **Site Walk**

**Meeting Roll Call – 7 PM**

**Appointments**

**Review & Accept Agenda for July 2, 2014**

**Communications**

**Announcements**

**Minutes of Previous Meetings: June 4, 2014 and June 18, 2014**

**Report of Officers**

### **Old Business:**

- Follow up report by Mark Mitchell regarding items 1 - 4
  1. New state shore land zoning (LD320)
  2. Accessory (In-Law) apartments
  3. 20,000 and 40,000 sq. ft. zoning uses
  4. Set-back reductions (variances) transferred to ZBA
  
- Election of Officers for 2015 – current officers are:
  - Tim Neill – Chairman
  - Kurt Clason – Vice – Chair
  - Frank Allen – Secretary

**New Business**

**General Discussion**

**Adjournment**

**Upcoming Meeting(s):**

# Waterboro Planning Board

## AGENDA

July 16, 2014

Meeting Roll Call – 7 PM

### Appointments

- Shoreland Setback Reduction request by Nicholas Beinars, 149 West Shore Road, Map 34 Lot 4

Review & Accept Agenda for July 16, 2014

Minutes of Previous Meetings: January 15, 2014; June 4, 2014 and June 18, 2014

### Report of Officers

#### Old Business:

- Election of Officers for 2015  
Current officers are:  
Tim Neill – Chairman  
Kurt Clauson – Vice – Chair  
Frank Allen – Secretary
- Follow up report by Mark Mitchell regarding items 1 - 4
  1. New state shore land zoning (LD320)
  2. Accessory (In-Law) apartments
  3. 20,000 and 40,000 sq. ft. zoning uses
  4. Set-back reductions (variances) transferred to ZBA
- Cisterns - Progress report on last Board of Selectmen's meeting and outcome

### New Business

#### Communications

- Town Planner's up-date on pending developments

### Announcements

### General Discussion

### Adjournment

#### Upcoming Meeting(s):

Sat	July 19 10 am	Community Garden Committee free workshop on Natural Pest Control	Old Town Hall
Tues	July 22 6 pm	Selectmen's meeting	Town Hall
Thur	July 24 11:30 am	Senior Lunch	Snowmobile Club
Thur	July 24 6:30 pm	Library Board of Trustees	Library
Sat	July 26 8:30 am	Cribbage Tournament	Old Town Hall

# Waterboro Planning Board

## AGENDA

**August 6, 2014**

**Site Walk:** 149 West Shore Road, East Waterboro, Tax Map 34 Lot 4 Conditional Use/Setback Reduction requested by Nicholas Beinars.

### **Meeting Roll Call – 7 PM**

#### **Appointments**

- Conditional Use/Setback Reduction request by Nicholas Beinars, 149 West Shore Road, Map 34 Lot 4
- Setback Reduction request by Roger Lauzier, 24 Webber Road, Map 36 Lot 27A
- Relocation in Shoreland Zone request by Peter and Patricia Schild, 131 West Shore Road, Map 33 Lot 27

### **Review & Accept Agenda for August 6, 2014**

**Minutes of Previous Meetings:** June 18, 2014 and July 16, 2014

### **Report of Officers**

#### **Old Business:**

- Follow up report received from Natalie Burns
  1. Accessory (In-Law) apartments
  2. 20,000 and 40,000 sq. ft. zoning uses
  3. Set-back reductions (variances) transferred to ZBA

### **New Business**

### **Communications**

### **Announcements**

### **General Discussion**

### **Adjournment**

**Upcoming Meeting(s):** August 20 at 7pm – Planning Board  
September 3 at 7pm – Planning Board  
September 17 at 7pm – Planning Board

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

**AGENDA**  
**August 20, 2014**  
**7:00 p.m.**

**Site Walk:** 6pm at the Mary Gooch property, next to 26 Logan Circle Extension, Tax Map 36 Lot 27A - Conditional Use/Set Back Reduction requested by Roger Lauzier.

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Relocation in Shoreland Zone – Map 39 Lot 8 –54 Ina Way by Rita Cote and Marguerite Dow*
  
- *Conditional Use Review for Little Ossipee Lake Campground expansion (Northeast Civil Solutions will be present on behalf of David Bozza, Owner.)*

**III. MINUTES OF PREVIOUS MEETINGS**

- *June 18, 2014 and August 6, 2014*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

**AGENDA**  
**September 3**  
**7:00 p.m.**

***Public Hearing: Zoning Ordinance Amendment Section 2.08 Size  
Reductions and Increases***

**I. ROLL CALL**

**II. APPOINTMENTS**

- ***Setback Reduction – Stephen Caron Map 32 Lot 63 –30  
Galli Lane- request to put a foundation under the camp***
- ***Informational – Katy Mann Request to change Zone for  
Map 1 Lot 36 from Residential to Agriculture and  
Residential***

**III. MINUTES OF PREVIOUS MEETINGS**

- ***August 20, 2014***

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- ***Discussion and vote on Zoning Ordinance Section 2.08***

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

- ***Tom Ursia – Draft of application form and fee schedule for  
Change of Zone requests***

**IX. ADJOURNMENT**

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

**AGENDA**

**September 17**

**Upon Completion of 7pm Public Hearing**

**Site Walk: 6pm - 429 Federal Street, Katy Mann Zoning Change Request**

**Public Hearing: 630pm Zoning Change Request by Katy Mann for Map1 Lot 36, 429 Federal Street**

**Public Hearing: 7pm - Little Ossipee Lake Campground expansion Map 7 Lot 25, David Bozza, Northeast Civil Solutions**

**I. ROLL CALL**

**II. APPOINTMENTS**

- **Zoning Change Request – Katy Mann Request Map 1 Lot 36 from Residential to Agriculture and Residential**
- **Relocation – Stephen Caron Map 32 Lot 63 –30 Galli Lane - request to put a foundation under the camp**
- **Informational – Cantwell Corp. - Steve Cantwell Map25 Lot 4-1**

**III. MINUTES OF PREVIOUS MEETINGS**

- **September 3, 2014**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

- **Change of Zone Request Form – up-date**
- **Zoning Ordinance Amendment Section 2.08 – up-date**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

**AGENDA**  
**October 1, 2014**  
**7pm**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Relocation – Stephen Caron Map 32 Lot 63 –30 Galli Lane - request to put a foundation under the camp*
- *Setback reduction – John and Donna Martel Map 40 Lot 3 - 78 Hush Puppies Road*
- *Relocation – William Murdock Map36 Lot 22- 20 Penny Circle*
- *Informational – Ray Sylvestre – Wilderness Campsites/Camping Map5 Lot 25*

**III. MINUTES OF PREVIOUS MEETINGS**

- *September 17, 2014*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- **Change of Zone Request Form – up-date**
- **Zoning Ordinance Amendment Section 2.08 – up-date**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

**AGENDA**  
**October 15, 2014**  
**7pm**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Setback reduction – Laurie Davis Map 47 Lot 113*
- *59 Long Causeway*
- *Relocation/Setback reduction –Armand Desrochers Map 29 Lot 14 21 Desrochers Lane*
- *Relocation/Setback reduction – Rebecca & Richard Doucette Map 32 Lot 28*
- *Setback reduction – Patrick Burns Map 47 Lot 33 On Lake Sherburne*
- *Setback reduction – Tim Laffin Map 47 Lot 32 On Lake Sherburne*
- *Setback reduction – Raymond Berard Map 13 Lot 74 158 Chadbourne Ridge Road*
- *Informational – Northeast Civil Solutions – Dollar General Map 13 Lot 68*

**III. MINUTES OF PREVIOUS MEETINGS**

- *October 1, 2014*

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- **Change of Zone Request Form – schedule Public Hearing**
- **Joint Road Review Committee and Planning Board meeting outcome**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

**AGENDA**  
**November 5, 2014**  
**7pm**

Site Walk on Saturday, October 25, 2014 at Lake Sherburne regarding Map 47 Lot 113, Map 47 Lot 33 and Map 47 Lot 32

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Setback reduction – Laurie Davis Map 47 Lot 113  
59 Long Causeway*
- *Setback reduction – Patrick Burns Map 47 Lot 33 On Lake Sherburne*
- *Setback reduction – Tim Laffin Map 47 Lot 32 On Lake Sherburne*
- *Relocation/Setback reduction –Armand Desrochers Map 29 Lot 14 21  
Desrochers Lane*
- *Relocation/Setback reduction – Rebecca & Richard Doucette Map 32 Lot 28*
- *Setback Reduction – John & Donna Martel Map 40 Lot 3 – 78 Hush Puppies  
Road*
- *Final Approval – Northeast Civil Solutions – Dollar General Map 13 Lot 68*

**III. MINUTES OF PREVIOUS MEETINGS**

- October 15, 2014

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- **Change of Zone Request Form – schedule Public Hearing**

**VI. COMMUNICATION**

- **ZBA Public Hearing Notice**
- **Email from Natalie Burns regarding Section 2.08 and Shoreline demolition**
- **Contract Zoning Information**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

***Site Walks for November 8, 2014***

***9:00AM Armand Desrochers Map 29 Lot 14  
21 Desrochers Lane, East Waterboro***

***9:30AM Richard & Rebecca Doucette Map 32 Lot 28  
87 Amy Lane, East Waterboro***

***10:00AM John & Donna Martel Map 40 Lot 3  
78 Hush Puppies Road, East Waterboro***

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

**AGENDA**  
**November 19, 2014**  
**7pm**

***Public Hearing - Change of Zone Request Form and Fee***

Site Walk on Saturday, November 8, 2014 at Map 29 Lot 14 (Armand Desrochers); Map 32 Lot 28 (Richard & Rebecca Doucette); and Map 40 Lot 3 (John & Donna Martel)

**I. ROLL CALL**

**II. APPOINTMENTS**

- ***Relocation/Setback reduction – Armand Desrochers - Map 29 Lot 14  
21 Desrochers Lane***
- ***Relocation/Setback reduction – Rebecca & Richard Doucette Map 32 Lot 28  
87 Amy Lane***
- ***Setback Reduction – John & Donna Martel Map 40 Lot 3  
78 Hush Puppies Road***
- ***Katy Mann – Change of Zone Request***
- ***Gary Lamb – Discussion of Site Plan Review Process***
- ***Informational - Carpenter Estates – Fran Lapierre***

**III. MINUTES OF PREVIOUS MEETINGS**

- **November 5, 2014**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- **Change of Zone Request Form and Fee**

**VI. COMMUNICATION**

- **Gary Lamb up-date on Section 2.08 Transfer**

**VII. MISCELLANEOUS**

- **Peter Schild email**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

**AGENDA**  
**December 3, 2014**  
**7pm**

**I. ROLL CALL**

**II. APPOINTMENTS**

- *Relocation/Setback reduction – Rebecca & Richard Doucette Map 32 Lot 28  
87 Amy Lane*
- *Peter Schild – Demolish and Rebuild Camp after August 6, 2014 approval to  
raise camp*
- *Gary Lamb – Vote whether to reconsider the Dollar General Site Plan approval*

**III. MINUTES OF PREVIOUS MEETINGS**

- **November 19, 2014**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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

***Location: 6 John Smith Road, East Waterboro, Maine***

**AGENDA**  
**December 17, 2014**  
**7pm**

***Public Hearing: 7pm – Dollar General, Map 13 Lot 68 corner of Chadbourne Ridge Road  
and Sokokis Trail (Route 5), Northeast Civil Solutions***

**I. ROLL CALL**

**II. APPOINTMENTS**

- None

**III. MINUTES OF PREVIOUS MEETINGS**

- **November 19, 2014**
- **December 3, 2014**

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

- **Dollar General discussion with Planning Board, Applicant, Applicant's Engineer, Fire Chief, Director of Public Works**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

Upcoming Meetings		
January 7, 2015	Planning Board	7pm @Townhall Annex Selectmen's Meeting Room
January 21, 2015	Planning Board	7pm @Townhall Annex Selectmen's Meeting Room