

**TOWN OF WATERBORO**  
**PLANNING BOARD**  
**MEETING MINUTES**  
**March 16, 2016**  
**7:00 p.m.**

**I. ROLL CALL**

Present: Kurt Clason   Katy Mann   Lee Nelson   Judi Carll   Steve Letellier

Absent: Dwayne Prescott   Judy Wirth

Others: Gary Lamb   Jamie Duncan   Sandra Guay   Maryellen Bozza  
David Bozza   Barbara Lamont   Kim Tobin   Dale Duncan  
Lee Jay Feldman   Glenn Charette   David Lowe   Tammy Bellman

Kurt Clason called the Planning Board meeting to order at 7:04pm on March 16, 2016.

Kurt stated that a full quorum has been reached by the Planning Board with the members present.

Kurt moved the Public Hearing to the front of the agenda.

**II. NEW BUSINESS & PUBLIC HEARINGS**

- **Public Hearing –Article 7 Subsection 7.03 Campground Developments** – Kurt Clason opened the Public Hearing at 7:05pm. Kurt reviewed the Article being reviewed – reminded the Board that this is a Public Hearing and we would just take comments, for the community it is not in reference to any particular site in town or application before the Planning Board.

Sandra Guay – representing David and MaryEllen Bozza of Little Ossipee Lake Campground. Appreciate letting her speak at the workshop. Concerned with the type of buffer strip – natural or planted. Also, 1. definition of accessory structure – would welcome it to ten feet. There are several at the campground already at 10 feet – will they remain conforming? And 2. If the RV is relocated the centerpiece have 10 foot – if older than 10 feet new ones 10 feet – difficult for CEO to monitor. Would appreciate if the Board would consider the ten foot instead of the 8 foot.

Dale Duncan – 1. cut down the size of the lot from 5000 square feet to 1250 square feet – this will increase the number of units by approximately 75%.

Lee Jay – this proposal is not referenced. It will bring the standards in-line with other communities – not reducing the shoreland size of sites. The paperwork that has been before us before have not seen any increase in sizes based on the proposed. Cannot change the size within the shoreland.

Dale – 2. Not addressed mooring – number of moorings and docks allowed

Kurt – this is the campground development ordinance not the shoreland ordinance.

Dale – number of docks per property owner?

Kurt – one per lot, state law.

Lee Jay – as the chairman has indicated we are not looking at a particular project. This is for any campground in Waterboro. This ordinance does not address the weight of any proposal.

Barbara Lamont – I have read all through the ordinance and there is no talking about the number of docks and moorings. Lee Jay – you are referring to the Shoreland Ordinance – go to the State DEP website – Chapter 1,000 state proposed ordinance coming forward with minimum requirements from state regulations. Barbara – so April 6 are there going to be any discussion on docks, moorings and wharfs? Lee Jay – not in regards to the number of additional or more moorings, docks – the ones you are referring to are a whole separate issue which is not being discussed on April 6. Tammy – informed her that the April 6 information will be available on the Town website on March 25. Lee Jay – Shoreland Zoning Ordinance will regulate all waterfront properties on Little Ossipee Lake, Lake Arrowhead and rivers and streams in Waterboro.

Patricia Peebles – live on East Shore Road. I would like to echo what Mr. Duncan said – 1. Density of lots going from 5,000 square feet to 1,250 square feet and 2. Traffic in that area previously had to be 50 feet wide now down to 20 feet. Kurt – we are not discussing any application at this time – purely the ordinance tonight.

Kurt closed the Public Hearing at 7:14pm.

- **Discussion and Vote** on Article 7 Subsection 7.03 Campground Developments – Kurt there were 5 comments on 7.03 we will look at the comments –
- 1. Trees or shrubs Natural or planted vegetation-** Lee Jay - we can add natural or planted vegetation. Glenn – natural growth, but natural growth can be poison ivy - first line should be 25 foot wide buffer strip that should be 25' wide – trees and shrubs – how many planted in the space. Kurt – basically create a screen. Lee Jay – if you read further it explains the planted with trees and shrubs, between the campground and adjacent lots and all camping sites and facilities shall be screened from the view of any abutting residents within 200 feet.
  - 2. 8 foot vs 10 foot accessory structure -** Lee Jay – Board wanted 8 feet until tonight – have been questions on this - have not done the research within the industry – don't know if standard is 8 feet or 10 feet. Katy 8 foot is the standard. Slide-outs are part of the camper the accessory structure would be similar to a screen room. Glenn – if the accessory structure is moved to another site would need to reduce to 8 feet if the Board keeps it at 8 feet. A ten foot wide enclosure can be kept at 10 feet until they move it. Lee Jay – is a building permit is required? And when moved another one needed? Glenn – technically yes. Not opposed to keeping it at 10 feet not critical. Lee – keep at 8 feet. Lee Jay will call

area campgrounds to see what they have for either 8 or 10 foot accessory structures. Steve – I called Sebago campground and they have the 8' dimension, a 10' can facilitate a mobile home, they use the 8', they would rather have the RV not the mobile home.

3. **1,250 vs 5,000 square feet** – Kurt – shoreland is 5,000 outside shoreland 1,250 – 100 x 125 a base. Katy – 1250' is ok. Judi – ok with 1,250'. Lee – ok with 1,250'. Kurt – stay at 1,250.
4. **Roads** – 50 ft vs 20 ft – Lee Jay – a point – hard to differential a town road asks for a 50' right of way but the road way is only 18 – 20 feet. The current standards are currently asking for a 50' road. Wider than the Maine Turnpike. Equity for any campground and environmental issues are a concern, run-off. Lee – 20 feet, Steve – 20, Katy – 20, Judi 20. Lee Jay – spoke to Chief and 20 feet works.

**Kurt** – need to research further the enclosures for April 6, 2016 Planning Board. The Board will discuss and vote on April 6, 2016 on Article 7 Section 7.03 Campground Developments.

### **III. MINUTES OF PREVIOUS MEETINGS**

- **March 2, 2016** – Kurt Clason made the motion to accept the minutes. Katy Mann seconded. No discussion. Vote 5 – 0.

### **IV. OLD BUSINESS**

### **V. COMMUNICATION**

- Lee Jay – spoke on a recent Design Guidelines received very well. Discussion on feedback from ordinance as drafted with Route 202/5 for the standards – would this encourage new business from going out of the 202/5 areas - is this going to create more sprawl in the other areas and would you consider including other state aid roads in Waterboro. Kurt – make universal all state aid roads. Judi – it should be what is allowed in that district - manufacturing – if allowed – the building will still be a building. Lee Jay – this will be a discussion that will happen when we delve into the Zoning Ordinance.
- Lee Jay - Put together a number of Zoning Ordinance issues for overhaul for the Select Board – issues that need to be addressed – additional discussion with moving the Zoning Ordinance review – over all or a smaller ordinance committee that review this instead of the Planning Board. Kurt – could this be moved over to SMPC – Lee Jay made recommendations to Gary about this portion.
- Article 2 Section 2.08 - The Select Board has reviewed and a further proposal and is considering a sliding scale setback requirement outside of the shoreland zone. Select Board liked the concept. Judi very supportive of the sliding scale outside the shoreland.

### **VI. MISCELLANEOUS**

### **VII. ADJOURNMENT**

- Judi Carll made the motion to adjourn at 7:38pm. Steve Letellier seconded the motion. No discussion. Vote 5 - 0 in favor.

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

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