

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

January 6, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **December 16, 2015**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

➤ **Revised Planning Board By-Laws to add Vice-Chair**

V. COMMUNICATION

VI. MISCELLANEOUS

➤ **Public Hearing – January 26, 2016; 6pm - Board of Selectmen; Article 2 Section 2.08 Size Reductions or Increases**

VII. ADJOURNMENT

Workshop – Campground Ordinance

Workshop – Public Hearing Process

Upcoming Meetings		
January 20, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
February 3, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

January 20, 2016

7pm

**There will be no Planning Board meeting on
January 20, 2016.**

**The next Planning Board meeting is scheduled for
February 3, 2016 at 7pm.**

<i>Upcoming Meetings</i>		
February 3, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
February 17, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

February 3, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **January 6, 2016**
- **January 20, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Tim Fox – Conditional Use Permit Extension**

V. COMMUNICATION

- **Zoning Ordinance, Site Plan Review Ordinance and Subdivision Ordinance Maine State Statute Citation changes and schedule Public Hearing**

VI. MISCELLANEOUS

VII. ADJOURNMENT

Workshop – Campground Ordinance

Upcoming Meetings		
February 17, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
March 2, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

February 17, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **January 6, 2016**
- **January 20, 2016**
- **February 3, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Tim Fox – Conditional Use Permit Extension**
- **Donald & Dianne Holden – Vacating Meadow Brook Acres subdivision**

V. COMMUNICATION

- **Zoning Ordinance, Site Plan Review Ordinance and Subdivision Ordinance Maine State Statute Citation changes and schedule Public Hearing**

VI. MISCELLANEOUS

VII. ADJOURNMENT

Workshop – Campground Ordinance

Upcoming Meetings		
March 2, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
March 16, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

March 2, 2016

7pm

PUBLIC HEARING – Maine State Statute Citations being amended in the Zoning Ordinance, Site Plan Review Ordinance and Land Subdivision Regulations of the Planning Board.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **January 6, 2016** – There was not a quorum when the motion was made to approve these minutes.
- **February 17, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **PUBLIC HEARING** – Maine State Statute Citations being amended in the Zoning Ordinance, Site Plan Review Ordinance and Land Subdivision Regulations of the Planning Board discussion and vote

IV. OLD BUSINESS

- **Glenn Charette – Shoreland Zoning Ordinance Draft and Shoreland Draft Map**

V. COMMUNICATION

- **Public Hearing – March 16, 2016 - Article 7 Section 7.03 Campgrounds**

VI. MISCELLANEOUS

VII. ADJOURNMENT

Workshop – Commercial Design Standards and Guidelines PowerPoint review

Upcoming Meetings		
March 16, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
April 2, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

March 16, 2016

7pm

PUBLIC HEARING – Shoreland Zone Map

PUBLIC HEARING - Shoreland Zoning Ordinance

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **March 16, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **PUBLIC HEARING – Shoreland Zone Map**
- **Discuss and vote** on Shoreland Zone Map
- **PUBLIC HEARING – Shoreland Zoning Ordinance**
- **Discuss and vote** on Shoreland Zoning Ordinance

IV. OLD BUSINESS

V. COMMUNICATION

➤

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
April 20, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
May 4, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

April 6, 2016

7pm

PUBLIC HEARING – Shoreland Zone Map

PUBLIC HEARING - Shoreland Zoning Ordinance

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **March 16, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **PUBLIC HEARING – Shoreland Zone Map**
- **Discuss and vote** on Shoreland Zone Map
- **PUBLIC HEARING – Shoreland Zoning Ordinance**
- **Discuss and vote** on Shoreland Zoning Ordinance

IV. OLD BUSINESS

- **Memo** from Town Planner – Campground Development requested information
- **Discussion and vote – Article 7 Subsection 7.03 - Campground Developments**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
April 20, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
May 4, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

April 20, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. NEW BUSINESS & PUBLIC HEARINGS

- **William Thompson, BH2M – Waterboro Heights SKETCH Plan**

IV. OLD BUSINESS

V. COMMUNICATION

- **Maine State Statute Citations up-date**

VI. MISCELLANEOUS

- **Board of Selectmen PUBLIC HEARING – Waterboro Zoning Ordinance Article 2 Section 2.08 Size Increases or Decreases**

VII. ADJOURNMENT

**Workshop – Design Standards
Workshop – Shoreland Zoning Ordinance**

Upcoming Meetings		
May 4, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
May 18, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

May 4, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **April 6, 2016**
- **April 20, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

V. COMMUNICATION

- **Article 7 Section 7.03 Campgrounds Developments**

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
May 18, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
June 1, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

May 18, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **May 4, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

➤ **Cory Woodsome – Woody’s Sports Grille expansion**

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Workshop – Shoreland Zoning Ordinance

Upcoming Meetings		
June 1, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen’s Meeting Room
June 15, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen’s Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

June 1, 2016

7pm

SITE WALK – 6pm Woody’s Sports Grille 38 West Road, Waterboro

PUBLIC HEARING – 7pm - Cory Woodsome – Woody’s Sports Grille expansion Tax Map 20 Lots 3 and 4

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **May 4, 2016**
- **May 18, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Cory Woodsome – Woody’s Sports Grille expansion**

IV. OLD BUSINESS

- **Judy Wirth - Review of Brook’s Dance Center - Building exterior**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
June 15, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen’s Meeting Room
July 6, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen’s Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

June 15, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **May 4, 2016**

➤ **June 1, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

➤ **David Abbott - Brooks Dance Center Amendment**

V. COMMUNICATION

➤ **Cory Woodsome - Recorded Findings of Fact/Notice of Decision**

VI. MISCELLANEOUS

VII. ADJOURNMENT

Workshop – Shoreland Zoning Ordinance

Upcoming Meetings		
July 6, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
July 20, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

July 6, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **June 1, 2016**
- **June 15, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers**
- **Aaron Additon – SKETCH Plan Review – “Blueberry Fields”**

IV. OLD BUSINESS

- **Ronald Roberge – Relocation in Shoreland Zone**
- **Glenn Charette – Final vote Shoreland Zoning Ordinance draft and Shoreland Zoning Map draft**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
July 20, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
August 3, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

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PLANNING BOARD

AGENDA
July 20, 2016
7pm

Site Walk: 600pm Aaron Additon – Old Alfred Road, East Waterboro “Blueberry Fields” subdivision
630pm Ron Roberge – 65 Dean Drive, East Waterboro – Relocation in Shoreland

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **June 1, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers**
- **Thomas Blesso – SKETCH Plan review for “Sweet Fern Acres” 7-lot subdivision**

IV. OLD BUSINESS

- **Aaron Additon – “Blueberry Fields” – Review for pre-application completeness**
- **Ronald Roberge – Relocation in Shoreland Zone**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
August 3, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
August 17, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

August 3, 2016

7pm

Site Walk: 6:00pm Thomas Blesso – “Sweet Fern Acres” 7-lot subdivision on Sky Lane, North Waterboro.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **July 6, 2016**
- **July 20, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers**

IV. OLD BUSINESS

- **Thomas Blesso – “Sweet Fern Acres” – Review for preliminary completeness**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Workshop – Administrative Document Discussion

Upcoming Meetings		
August 17, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
September 7, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

August 17, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **July 6, 2016**
- **August 3, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers**
- **PUBLIC HEARING – Aaron Additon – “Blueberry Fields” 3-lot subdivision. Old Alfred Road, East Waterboro**
- **PUBLIC HEARING – Thomas Blesso – “Sweet Fern Acres” 7-lot subdivision. Sky Lane, North Waterboro**

IV. OLD BUSINESS

- **Aaron Additon – “Blueberry Fields” 3-lot subdivision. Preliminary/Final approval discussion**
- **Thomas Blesso – “Sweet Fern Acres” 7-lot subdivision. Preliminary/Final approval discussion**

V. COMMUNICATION

- **Glenn Charette – Shoreland Ordinance – up-date**

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
September 7, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
September 21, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

September 7, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **July 6, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers**
- **Tim Folley – Social Significance Daycare – 305 Main Street Map 5 Lot 53**

IV. OLD BUSINESS

- **Aaron Additon – “Blueberry Fields” 3-lot subdivision. Final approval/discussion**
- **Thomas Blesso – “Sweet Fern Acres” 7-lot subdivision. Final approval/discussion**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
September 21, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
October 5, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

September 21, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **July 6, 2016**
- **August 17, 2016**
- **September 7, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of FY 2017 Planning Board Officers**
- **Tim Folley – Social Significance Daycare – 305 Main Street Map 5 Lot 53**

IV. OLD BUSINESS

- **Aaron Additon – “Blueberry Fields” 3-lot subdivision. Final approval/discussion**
- **Thomas Blesso – “Sweet Fern Acres” 7-lot subdivision. Final approval/discussion**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

Upcoming Meetings		
October 5, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
October 19, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

October 5, 2016

7pm

- I. ROLL CALL**
- II. MINUTES OF PREVIOUS MEETINGS**
 - **September 21, 2016**
- III. NEW BUSINESS & PUBLIC HEARINGS**
- IV. OLD BUSINESS**
- V. COMMUNICATION**
- VI. MISCELLANEOUS**
- VII. ADJOURNMENT**
- VIII. ITEMS NEEDING SIGNATURE**

Workshop: Waterboro Zoning Ordinance Articles 1 and 2

Upcoming Meetings		
October 19, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
November 2, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

October 19, 2016

7pm

Kurt Clason made a motion to move the October 19, 2016 Planning Board meeting to Thursday, October 20, 2016 and adjourn the October 5, 2016 meeting at 7:11pm. Judy Wirth seconded the motion. No discussion. Vote 7 - 0 in favor of postponing the October 19th meeting and adjourning.

The Planning Board will be attending the Fall Legal Workshop for Planning Boards and Zoning Boards of Appeal in Sanford on October 20, 2016.

The next Planning Board meeting in Waterboro is slated for November 2, 2016.

Upcoming Meetings		
November 2, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
November 16, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

November 2, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **October 5, 2016**
- **October 20, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Planning Board By-Laws – Revision – discussion/approval for Secretary Position**
- **If By-laws approved – Election of Secretary**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of October 5, 2016**
- **Minutes of October 20, 2016**
- **Minutes from January through June 2015**

Workshop: Waterboro Zoning Ordinance Article 4

Upcoming Meetings		
November 2, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
November 16, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

November 16, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **November 2, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ **Minutes of November 2, 2016**

Workshop: Waterboro Zoning Ordinance Articles 5 through 11

Upcoming Meetings		
December 7, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
December 21, 2016	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

December 7, 2016

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **November 2, 2016**
- **November 16, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

- **2017 Planning Board meeting dates**

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of November 2, 2016**
- **Minutes of November 16, 2016**

Workshop: Waterboro Zoning Ordinance Articles 5 through 11

Upcoming Meetings		
December 21, 2016	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
January 4, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
December 21, 2016
7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **December 7, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

- **January 19, 2017 Planning Board Workshop**
- **Article 7 Signage Design Standards - effective December 22, 2016**

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURES

- **Minutes of December 7, 2016**
- **Remainder of minutes not previously signed – tammy will review remainder for signatures**

Cancelled

Workshop: Waterboro Zoning Ordinance Article 14 - Definitions

Upcoming Meetings		
January 4, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
January 18, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room