

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
January 4, 2017
7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **December 7, 2016**
- **December 21, 2016**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Tim McCoy – Map 4 Lot 55 General Purpose –Vehicle Repair Facility - Conditional Use**

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

- **January 19, 2017 Lyman MDEP workshop**
- **Article 7 Section 7.10 Design Standards - effective December 22, 2016**

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of December 7, 2016**
- **Minutes of December 21, 2016**
- **Remainder of minutes not signed for 2015 and 2016**

Workshop: Waterboro Zoning Ordinance Article 14 - Definitions

Upcoming Meetings		
January 18, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
February 1, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

January 19, 2017

7pm

*The Planning Board meeting for January 18, 2017
has been moved to January 19, 2017.*

*The Planning Board will be attending a Maine DEP
workshop sponsored by the Town of Lyman.*

Upcoming Meetings		
February 1, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
February 15, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

February 1, 2017

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **January 4, 2017**
- **January 19, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of Officer - Chair**

IV. OLD BUSINESS

- **Distribution of Shoreland Zoning Ordinance effective December 23, 2016**

V. COMMUNICATION

VI. MISCELLANEOUS

- **Discussion on Comprehensive Plan and Contract Zoning**

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of January 4, 2017**
- **Minutes of January 19, 2017**
- **Remainder of minutes not signed for 2015 and 2016**

Workshop: Waterboro Zoning Ordinance Article 14 - Definitions

Upcoming Meetings		
February 15, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
March 1, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

February 15, 2017

5:30pm

**Workshop: Waterboro Zoning Ordinance
Article 14 – Remainder of Definitions**

Please note start time!

Upcoming Meetings		
March 1, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
March 15, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
March 1, 2017
5:30pm

Workshop: Waterboro Zoning Ordinance
Article 14 – Remainder of Definitions
Article 3 with Comp Plan Review

Please note start time!

Upcoming Meetings		
March 15, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
April 5, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

March 15, 2017

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **February 1, 2017**
- **February 15, 2017**
- **March 1, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Waterboro Heights – Bill Thompson, BH2M SKETCH Plan Review**

V. COMMUNICATION

- **DMJ Parks, LLC – Intent to File with MDEP letter**
- **MDOT Notice – Rumble Strips**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of February 1, 2017**
- **Minutes of February 15, 2017**
- **Minutes of March 1, 2017**
- **Remainder of minutes not signed for 2015 and 2016**

Workshop: Waterboro Zoning Ordinance Article 3 – Zoning Districts

Upcoming Meetings		
April 5, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
April 19, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
April 5, 2017

There will be no Planning Board meeting on April 5, 2017.

Upcoming Meetings		
April 19, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
May 3, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

April 19, 2017

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **March 15, 2017**
- **April 5, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Village Plaza – SKETCH/Preliminary Approval – Southern Maine Realty Group Trust, LLC Tax Map 18 Lot 6 - Commercial Development**
- **Appointment of Glenn Charette as Planning Board Designee**

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of March 15, 2017**
- **Minutes of April 5, 2017**

Workshop: Waterboro Zoning Ordinance Article 3 – Zoning Districts

Upcoming Meetings		
May 3, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
May 17, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
May 3, 2017
7pm

Site Walk – 6pm at Tax Map 18 Lot 6 1029 Main Street, Waterboro – Village Plaza

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **April 19, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

➤ **Public Hearing - Village Plaza – Southern Maine Realty Group Trust, LLC Tax Map 18 Lot 6 - Commercial Development**

IV. OLD BUSINESS

➤ **Village Plaza – Review for Final Approval**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATUR

➤ **Minutes of April 19, 2017**

Upcoming Meetings		
May 17, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
June 7, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

May 17, 2017

7pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **May 3, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

➤ **Ptarmigan Ridge Estates – SKETCH Plan Review**

IV. OLD BUSINESS

V. COMMUNICATION

➤ **Findings Of Fact - Village Plaza**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ **Minutes of May 3, 2017**

Upcoming Meetings		
June 7, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
June 21, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

June 7, 2017

7pm

**The Planning Board for the Town of Waterboro
will conduct a workshop on the Zoning Ordinance,
Article 3 and the Zoning District Map.**

Upcoming Meetings		
June 21, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
July 5, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
June 21, 2017

**Site Walks: 6pm - Waterboro Heights, Tax Map 11 Lot 42(part of), Panoramic Drive, East Waterboro
Followed by: Ptarmigan Ridge Estates, Tax Map 8 Lot 52A (part of), Deering Ridge Road,
East Waterboro**

Regular Meeting - 7pm Town Hall Annex Selectmen's Meeting Room

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. NEW BUSINESS & PUBLIC HEARINGS

- **Waterboro Heights**
- **Ptarmigan Ridge Estates**

IV. OLD BUSINESS

- **Waterboro Heights – Preliminary Subdivision Application**
- **Ptarmigan Ridge Estates – Preliminary Subdivision Application**
- **Waterboro Zoning Ordinance – Draft Review**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of May 3, 2017**

Upcoming Meetings		
June 21, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
July 5, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
July 5, 2017
7p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of May 17, 2017**
- **Minutes of June 7, 2017**
- **Minutes of June 21, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Election of Planning Board Officers**

IV. OLD BUSINESS

- **Waterboro Zoning Ordinance – Draft Review**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of May 17, 2017**
- **Minutes of June 7, 2017**
- **Minutes of June 21, 2017**

Upcoming Meetings		
July 19, 2017	Planning Board Meeting - Cancelled	7pm @Townhall Annex Selectmen's Meeting Room
August 2, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

July 19, 2017

7p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

III. NEW BUSINESS & PUBLIC HEARINGS

- **Heather Glidden – Owner/Operator El Camino Fresh Mexican Grill – Temporary Conditional Use**
- **Waterboro Zoning Ordinance – Article 3 Section 3.01 Marijuana Amendment**

IV. OLD BUSINESS

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

Upcoming Meetings		
August 2, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
August 16, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

August 2, 2017

7p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of May 17, 2017**
- **Minutes of June 21, 2017**
- **Minutes of July 5, 2017**
- **Minutes of July 19, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Public Hearing on Article 3 Section 3.01 Marijuana Amendment**

IV. OLD BUSINESS

- **Article 3 Section 3.01 Marijuana Amendment – Discussion and Vote**
- **Tim Neill - Waterboro Zoning Ordinance Revision Status**

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of May 17, 2017**
- **Minutes of June 21, 2017**
- **Minutes of July 5, 2017**
- **Minutes of July 19, 2017**

Upcoming Meetings		
August 16, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
September 6, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

August 16, 2017

6p.m.

**The Planning Board will conduct a *WORKSHOP* on
Wednesday, August 16, 2017
regarding an amendment to the
Zoning Ordinance for Mobile Food Vendors.**

The workshop will start at 6pm at the town hall.

Upcoming Meetings		
September 6, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
September 20, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD
AGENDA
September 6, 2017

**There will be no
Planning Board meeting on
September 6, 2017.**

<i>Upcoming Meetings</i>		
September 20, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
October 4, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

September 20, 2017

6p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of August 2, 2017**
- **Minutes of August 16, 2017**
- **Minutes of September 6, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Waterboro Heights – Establish Sitewalk date and Set Public Hearing date for Final Review**
- **Ptarmigan Ridge Estates – Determine Completeness and set date of Sitewalk and Public Hearing for Final Review**

V. COMMUNICATION

- **2017 Maine Land Use Law Booklet**
- **Applicant’s Notice of Intent to File – SRCC – David & Jacquie Black**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of August 2, 2017**
- **Minutes of August 16, 2017**
- **Minutes of September 6, 2017**

Workshop

Review Zoning Ordinance Amendments received back from Town Attorney

Upcoming Meetings		
October 18, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
November 1, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA

October 4, 2017

7:30p.m.

Site Walks:

6pm - Waterboro Heights – 13 lot cluster subdivision – Andre Cote – Panoramic Drive, East Waterboro
Following with: Ptarmigan Ridge Estates – 6 lot subdivision – Van Hertel – Deering Ridge Road, East Waterboro

Regular Meeting - Starts at 7:30pm

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ Minutes of September 20, 2017

III. NEW BUSINESS & PUBLIC HEARINGS

➤ Xota Brewing Company, LLC – Joshua Charette – Site Plan Review

IV. OLD BUSINESS

V. COMMUNICATION

➤ Up-date on Zoning Ordinance Status

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ Minutes of September 20, 2017

Upcoming Meetings		
October 18, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
November 1, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

October 18, 2017

7:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of October 4, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Public Hearing – Waterboro Heights, 13 lot cluster subdivision, Panoramic Drive, East Waterboro, Tax Map 11 Lot 42(PO)**
- **Public Hearing – Ptarmigan Ridge Estates, 6 lot traditional subdivision, Deering Ridge Road, East Waterboro, Tax Map 8 Lot 52A (PO)**

IV. OLD BUSINESS

- **Waterboro Heights 13 lot Cluster Subdivision – Preliminary, Final Approval discussion and Conditional Use votes**
- **Ptarmigan Ridge Estates – Preliminary Approval Discussion**
- **Glenn Charette – Request for Shoreland Authorization for 247 West Shore Road, East Waterboro**

V. COMMUNICATION

- **Up-date on Zoning Ordinance Status**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of October 4, 2017**

Upcoming Meetings		
November 1, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
November 15, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

November 1, 2017

6:30p.m.

Please note new start time!

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

➤ **Minutes of October 18, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

➤ **Review/discussion of revised Zoning Ordinance**

V. COMMUNICATION

➤ **Tim Neill – Discussion concerning email communications between meetings**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

➤ **Minutes of October 18, 2017**

Upcoming Meetings		
November 15, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
December 6, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

November 15, 2017

6:30p.m.

Please note new start time!

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of November 1, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Ptarmigan Ridge – Final Approval**
- **Review/discussion of revised Zoning Ordinance**

V. COMMUNICATION

- **Waterboro Heights – Findings of Fact/Notice of Decision**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of November 1, 2017**

Upcoming Meetings		
December 6, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
December 20, 2017	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO
PLANNING BOARD

AGENDA
December 6, 2017
6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of November 15, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Public Hearing – Amendments to the Zoning Ordinance**

IV. OLD BUSINESS

- **Discussion/Decision to move draft version of revised Zoning Ordinance forward to the Board of Selectmen**

V. COMMUNICATION

- **Ptarmigan Ridge Estates – Findings of Fact/Notice of Decision**

VI. MISCELLANEOUS

- **Election of Chair**

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of November 15, 2017**
- **Waterboro Heights Mylar and two copies**
- **Ptarmigan Ridge Estates Mylar and two copies**

Upcoming Meetings		
December 20, 2017	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
January 3, 2018	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room

TOWN OF WATERBORO

PLANNING BOARD

AGENDA

December 20, 2017

6:30p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

- **Minutes of November 15, 2017**
- **Minutes of December 6, 2017**

III. NEW BUSINESS & PUBLIC HEARINGS

- **Little Ossipee Lake Campground Expansion – Conditional Use**

IV. OLD BUSINESS

V. COMMUNICATION

- **2018 Planning Board meeting dates**

VI. MISCELLANEOUS

VII. ADJOURNMENT

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of November 15, 2017**
- **Minutes of December 6, 2017**

Upcoming Meetings		
January 3, 2018	Planning Board Meeting	7pm @Townhall Annex Selectmen's Meeting Room
January 17, 2018	Planning Board Meeting	7pm @ Townhall Annex Selectmen's Meeting Room