

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
June 15, 2022
6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Rebekah Higgins Diane Gray Clyde Smith James Farias Stacie Walker

Absent:

Others: Dennis Abbott Michael Gilpatrick Dean Williams Stephen Everett Carole Cochrane
Dave & Chelsea Demeule Roger Lauzier Rob Shubert Mark & Debra Lacourse
Dave Lowe Angela Chute

Lori Anthony called the meeting to order at 6:30pm and stated a quorum was met with members present.

II. MINUTES

- April 6, 2022
 - April 20, 2022
- Minutes accepted as written & corrected.

III. PUBLIC HEARINGS

- 0 Sokokis Trail, Marijuana Grow Facility – Robert Shubert

Michael Gilpatrick spoke giving an overview of the Town of Waterboro GIS and that an inaccuracy was found noting skewed property lines and that 2 abutters within 500' were not duly notified and recommended the public hearing be postponed to July meeting to allow for notification of all abutters.

Dean Williams agreed with this recommendation to postpone to the public hearing scheduled for this evening.

Motion by Clyde Smith to postpone the public hearing for 0 Sokokis Trail to July 6, 2022, second by Diane Gray.

Vote: 6-0, motion passed, public hearing for 0 Sokokis Trail postponed to July 6, 2022.

Carol Cochrane, 11 Evergreen Drive – not everyone on Evergreen Circle was notified. Lori Anthony explained that only abutters within 500' will be officially notified.

- 40 Logan Circle, Garage Build – Stephen Everett & Roger Lauzier obo Jake Lauzier

Michael Gilpatrick explained the project came before the Planning Board due to the sheer size exceeds 2500 sq. ft. and a running construction change connecting the 2 buildings. This is categorized as a commercial building due only to its size but is NOT a commercial usage. One of the buildings will store and house the property owners' construction equipment with 95% of the work being performed offsite. The other building will house classic cars, boats, and personal recreational items etc.

Lori Anthony opened the public hearing up to public comment.

Mark Lacourse, 11 Pete & Rose Way – he looks at the garage from his porch and initially worried he'd be looking at a strip mall. He has since spoken with Ron DeMaio the owner of the garage to which he will be seeing the most of. After having the opportunity to talk with Ron he is now happy with what has been explained to him that there will be trees to help with aesthetics. He explained he was confused about the retention pond so he was there to listen this evening.

No further public comment – public hearing closed at 6:46pm.

IV. OLD BUSINESS

- 0 Sokokis Trail, Marijuana Grow – Robert Shubert

No discussion for this project due to postponement to July 6, 2022.

- 40 Logan Circle, Garage Build – Stephen Everett & Roger Lauzier obo Jake Lauzier

Steve Everett explained the only change to the plan was the vicinity map.

Michael Gilpatrick stated that Mr. Lacourse was concerned about potential contaminates in the retention pond which is located near his property line. Steve explained most of the water is going to be runoff from the roof and some sheet flow from driveway that the activities onsite would not constitute any hazard.

Mark Lacourse stated he was concerned with the fuel in the tanks and that Mr. DeMaio explained that all the trailers would be parked behind the buildings and there will be a lawn and potentially someday pave the driveway. He stated it was nice to talk to him and he was very knowledgeable about the project there.

Steve Everette went on to explain there has to be a retention pond there as the potential runoff would only make an already bad problem worse.

Roger Lauzier stated he went to the site during some of the rains lately and the water coming off the overhang along the front would accumulate for a couple of seconds then it was gone.

Michael Gilpatrick stated that at the last meeting he had some confusion on his part regarding the subsurface locations on the plan. He confirmed this evening that there will be 2 facilities, 1 in each building, that the system would accommodate 6 people per day with (2) 1000 gallon tanks feeding into 1 field.

Board discussion followed regarding concern for no dwelling on the property, just a garage. Michael explained that's why the project is in front of them as the garage becomes the primary use and any changes will require Planning Board approval. Dean Williams made the recommendation that if the Board is comfortable the plan be approved.

Clyde Smith made a motion to approve the application, second by Rebekah Higgins.

Vote: 5-0, application approved, Diane Gray absent from the vote.

V. NEW BUSINESS

➤ Girard Farm FOF Review

- Findings of fact accepted with the change of removing James Farias from the findings and wording changes to #4 & #5.

Motion to approve findings of facts as corrected by Clyde Smith, second by Rebekah Higgins.

Vote: 5-0, motion passes, FOF approved as corrected, Diane Gray absent from the vote.

VI. COMMUNICATION

VII. MISCELLANEOUS

VII. ADJOURNMENT

- ### **➤ Clyde Smith made the motion to adjourn. Rebekah Higgins second the motion. No discussion.**

Vote: 5-0, motion passes, meeting adjourned to move into the workshop regarding Marijuana Amendment

VIII. ITEMS NEEDING SIGNATURE