

Town of Waldoboro, Maine
Planning Board Meeting
October 13, 2022

Roll Call

The Planning Board meeting was called to order at 6:05 p.m. by acting chairman Jeffrey Erskine. Planning Board members Barbara Boardman, Sarah Rich, and Johnny Kosnow were present in person at the Town Office; Brendan McGuirl and Mark Stults attended remotely. A quorum was present throughout. Planning and Development Director Max Johnstone was present in person.

1. Adjustments to the Agenda - none
2. Citizen Comments - none
3. Review of Minutes of July 28, August 11, September 8 and September 22, 2022

Planning Board members agreed to defer consideration of the July 28 minutes, because not enough members present tonight were also present on July 28 to constitute a quorum to vote on those minutes. McGuirl joined the Planning Board on August 11, and tonight is Stults's first meeting.

On motion of Boardman/Erskine, Planning Board members voted unanimously to accept the August 11 minutes as distributed, Stults abstaining.

The September 8 and September 22 minutes were approved as distributed, Stults abstaining.

4. New Planning Board Members

Brendan McGuirl grew up in Warren. He has an undergraduate degree from University of Maine and a Master's degree in business from the University of New Hampshire. He has worked for 25 years in construction, mainly municipal and other government-funded building projects, including work for the National Park Service and the Army Corps of Engineers. He is interested in learning how municipal committees like Waldoboro's Planning Board review potential construction projects.

Mark Stults and his wife moved to Waldoboro in 2015 from southern Maine. He has worked as a firefighter for 40 years, and is currently employed as a fire captain with the Scarborough Fire Dept. In response to a question from Kosnow, he said that firefighters are chronically exposed to toxic carcinogenic PFAS chemicals found in plastic debris and firefighting foam.

5. Election of Planning Board Officers for Nov. 10, 2022 - June 20, 2023: McGuirl Chairman, Erskine Vice Chairman

Johnstone reported that former chairman Jim Russo resigned from the Planning Board following the Sept. 22 meeting, effective immediately.

The Planning Board chair keeps track of attendance and runs the meeting, calling on members of the audience who wish to speak. The vice chair serves as meeting chair in the absence of the chair. (The chair is also asked to review and edit the draft meeting minutes, along with the Town Planner.)

At tonight's meeting Brendan McGuirl was unanimously elected to serve as Planning Board chairman, and Jeff Erskine as vice chairman, for the term from Nov. 10, 2022 through June, 2023. Boardman, who has served on the Planning Board longer than the other members, declined to be nominated as Vice Chair, as she is already serving on another committee.

6. Approval of Remote Vote Policy

Town Planner Johnstone went over the policy regarding Planning Board members' attending meetings remotely. In order to do so, they need to notify Johnstone in writing ahead of the meeting, by e-mail or written note delivered to the Town Office. On motion of Erskine/Boardman, Planning Board members voted unanimously to approve the Remote Vote Policy procedure for Planning Board members.

7. Land Use Ordinance Revision Update – Scheduled for Town Vote in June 2023

Johnstone reported that he missed the deadline for getting the revised Land Use Ordinance on the warrant for Town vote this November. It will be voted on by townspeople next June.

8. Updates on Pending Applications – Bess, Moody, Flagg

East Ridge Mobile Home Park Subdivision Amendment - Fred Bess

Johnstone reported that owner Bess may not have to come back before the Planning Board in order to eliminate the age restriction for residents of the East Ridge mobile home park. This was an agenda item at the Sept. 8 Planning Board meeting.

Moody's Seafood, 1540 Atlantic Highway – not yet open

The proposed change of use of the building at 1540 Atlantic Highway was approved at the August 11 Planning Board meeting. The restaurant is not yet officially open for business.

Gravel Pit, 192 Simon Road – D. B. Flagg & Son Trucking – tabled at Aug. 11 Planning Board Meeting

The Town is talking with the applicant's attorney. Darryl Flagg, president of Flagg Trucking, may have to come back before the Planning Board, along with landowner David Christiansen.

Adjournment: The meeting was adjourned at 6:35 p.m.

Next regularly-scheduled Planning Board meeting: date to be determined

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary