

Minutes
Town of Waldoboro
Planning Board Meeting
April 11, 2018

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Roll Call

The meeting was called to order by vice-chair Sara Hotchkiss at 6:03 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Tara Pelotte, Marcia Smolin and Ted Wooster. Planning and Development Director Max Johnstone and planning consultant Bill Najpauer were present. The audience consisted of Lawrence F. Allen, Domenika Spetsmann, and Lincoln County News reporter Alex Violo.

1. Minutes of March 28, 2018

On motion of Smolin/Wooster, the Board voted 5 - 0 to approve the minutes of March 28, 2018, as distributed.

2. Approval of Dog Boarding Kennel, Mushrall, 459 Bremen Road (Tax Map R5 Lot 18)

Melissa Mushrall was in for review of her proposed new 10-unit dog boarding facility at Melissa's Dog Grooming. She has four pens currently, and occasionally boards dogs overnight in connection with her grooming business. The front part of her ~25-acre property, next to Bremen Road, is in the Residential District. The Rural District boundary is ~400' west of the road. The new pens must be located entirely in the Rural District. She said that she has never had complaints from neighbors about noise in the past 13 years.

Pelotte asked whether the new pens will have insulation for warmth and to reduce noise. Mushrall said she does not plan on any insulation, just plywood panels.

Johnstone read comments received. Richard Riley of 460 Bremen Road has been a neighbor of Mushrall's for many years, and has no objection to her operating a boarding kennel. Joshua and Sarah Pike, owners of Tops'l Farm at 364 Bremen Road, run a campground and event center. They expressed concern about the potential impact of noise on their business. Debra Tillou at 290 Bremen Road sent an e-mail in opposition to the proposed kennel on grounds of noise. Abutter Don Gregory of 439 Bremen Road, the next house to the north, is concerned about noise. Wooster said that Waldoboro has a noise ordinance that could be applied if noise is a problem.

Najpauer said that the new kennels must be located entirely within the Rural District. Code Enforcement Officer Stan Waltz will confirm the location of the cement slab before approving the building permit. VOTE: On motion of Wooster/Boardman, Planning Board members voted 4 - 1, Pelotte opposed, to approve a 10-unit dog boarding kennel at 459 Bremen Road, contingent upon the Code Enforcement Officer's verification that the new kennel is located entirely within the Rural District. Board members then signed the back of the color aerial photograph showing the proposed location.

3. Approval of Lower-Level Office Space, Goldenson, 4 Bremen Road (Tax Map U11 Lot 41)

Dan Goldenson was in for approval of a proposed new use for the lower level of the commercial building he owns at the corner of Main St. and Bremen Road, that has a convenience store and restaurant on the first floor. The lower level is a daylight basement on the back, with 16 - 18 parking spaces in the rear. There is ~700 s.f. below the upstairs dining room, a large adjacent conference room, a bathroom, and an interior stairway to the upper level. Goldenson proposes to rent space on the lower level as co-working space for 8 - 10 people. Facilities include high-speed fiber-optic access to the internet. Beverages and food can be ordered from upstairs. No major changes to exterior lighting are proposed.

An office space is a permitted use in the Village District but requires Planning Board approval. Goldenson previously sought approval to operate a bistro on the lower level, but withdrew his application because of neighborhood opposition. See minutes of the November 8, 2017 Planning Board meeting.

Domenika Spetzmann asked how many parking spaces are needed for the existing and proposed uses on both the upper and lower levels of the building. Goldenson said that the restaurant on the upper level is open in the late afternoon and evening, when the store is not busy. All users of the upstairs space typically can park off- road on the west side of the building on the upper level. Six or eight parking spaces on the lower level are designated for use by people working on the lower level.

Lawrence Allen asked for the definition of an "office". Johnstone read from p. 16-18 of the Waldoboro Land Use Ordinance: an office is defined as "a room or group of rooms used for conducting the affairs of a business, profession, service industry or government".

Comment from abutter: Dorothy Sprague of 5 Bremen Road says that she supports Goldenson's current proposal for use of the lower level of the building at 4 Bremen Road.

VOTE: On motion of Wooster/Smolin, Planning Board members voted 5 - 0 to approve the proposed use of the lower level of Goldenson's building at 4 Bremen Road as office space.

Members of the audience left the meeting at 6:45 p.m. at the conclusion of New Business. There was no Old Business.

4. Town Planner's Report

Johnstone said that he has received no new applications for review at the May Planning Board meeting. The Planning Board could use its regular meeting on May 9 to review and update the Shoreland Zoning Ordinance. Najpauer said that the Planning Board can use a generic toolkit from the State intended for coastal communities dealing with sea level rise, showing them how to amend their ordinances to address sea level rise. He said that Waldoboro is not as threatened as communities like Rockland that have harbors with direct access to the ocean. Properties that are under water are exempt from property tax. We may not see drastic changes for another 50 - 60 years. Planning Board members agreed to meet in May even if there is no new business. Recommendations for amending the Shoreland Zoning Ordinance must be forwarded to the Select Board in August in order to be placed on the warrant for Town vote in November.

There was brief discussion of how to handle small-scale applications. Some applications may not need to complete all the required elements. Some applicants are of modest means, and cannot afford to hire outside consultants. Najpauer said that it would help if we had performance standards with more specificity, and if the Land Use Ordinance were better organized.

5. Next Meeting: Wednesday, May 9, 6:00 p.m.

Adjournment: The meeting was adjourned at 7:17 p.m.

Respectfully submitted,
Susan S. R. Alexander

Action Item:

CEO Stan Waltz: Inspect Mushrall's cement slab, verify that new dog boarding facility is 100% in the Rural District.