

7/11/18

Minutes  
Town of Waldoboro  
Planning Board Meeting  
June 13, 2018

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Roll Call

The meeting was called to order by Chairman Scott Simpson at 6:01 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Sara Hotchkiss, Laura Mewa, Tara Pelotte, and Ted Wooster. Planning and Development Director Max Johnstone, planning consultant Bill Najpauer, and Police Chief Bill Labombarde were present. The audience included Mark Berger, Sue Betts, Jeff Hurd, Pat Kristiansen, Brian Scheuzger, Freeman Zausner, and reporter Maia Zewert from the *Lincoln County News*.

1. Approval of Minutes of May 9, 2018

On motion of Boardman/Wooster the Board voted unanimously to approve the minutes of May 9 as distributed. Boardman pointed out that there are still some un-answered questions (in italics) in the minutes. These were not addressed at tonight's meeting.

2. Pre-Application Discussion, Grover, Retail Sales at Cider Hill, 777 Main St. (Tax Map U11 Lot 40)

Renée Grover and Jamie Barstow want to open a retail store, Barstow Farms Country Store (384 s.f.), in the farmhouse at Cider Hill. They will sell farm-raised meats and local produce and crafts, plus a limited menu of take-out food items for consumption off-site or at picnic tables on-site. A separate wellness store, Rising Sea Medicinals (360 s.f.), in the same building will sell organic items and medicines. Grover and Barstow are licensed marijuana caregivers, having about 10 clients between them. They propose to see their clients in a private room at the farmhouse, separate from the retail businesses. They are not selling marijuana retail. Hours are expected to be 10:30 a.m. to 5:30 p.m., or 7:00 p.m. at the latest. Marijuana products will not be stored on-site after business hours. The building will have security alarms, exterior motion sensor lights, and video surveillance.

On motion of Wooster/Hotchkiss, Planning Board members voted unanimously to table formal review of the proposed businesses at tonight's meeting because there was no prior public notice of this agenda item in local newspapers. The proposed businesses at Cider Hill will be on the agenda for a special Planning Board meeting on Wednesday, June 27. Planning Board member Pelotte did

not participate in this agenda item, stating that she has a conflict of interest due to her employment at a State agency.

Several neighbors and interested citizens were present and offered comments.

Mark Berger of 133 Pine Street said that the proposed farm stand should be classified as a restaurant if it sells food for consumption on the premises. There is a significant difference between a retail store and a restaurant. Neighbors to the Cider Hill event center had concerns when the event center was approved in a quiet residential neighborhood. Now the Planning Board is being asked to approve another open-ended use on the same site. The more commercial uses there are on the site, the more traffic there will be. It changes the neighborhood.

Sue Betts, who lives at 764 Main Street, across the street from Cider Hill, said it would be good to place a restriction on the hours of operation, especially in the evening. Grover said that the businesses will close by 7 p.m. at the latest, and earlier in the winter. They plan to cut back the brush on both sides of the driveway entrance for better visibility.

Pat Kristiansen expressed concern about increased traffic, especially by drivers who are medical marijuana clients and may be operating under the influence of marijuana medications. Grover said that she and Barstow will be vigilant to see that their patients do not use marijuana products in the parking lot.

Brian Scheuzger of 786 Main St., opposite the memorial park, said his two boys enjoy using the rope swing at Cider Hill. He shares the concern of others about an increase in the volume of traffic. He asked how many vehicles per day will be using the site, and wanted more definite information about hours of operation. He was concerned about headlights of cars using the Cider Hill parking lot, and asked for a fence or vegetative screening around the parking lot. He said that his experience with the owners of Cider Hill has been positive.

After Grover left, Chairman Simpson suggested asking her to estimate the volume of car traffic at her previous business site and at the proposed new site.

### 3. Amendment to Approved Site Plan for Atlantic Storage, Dains, 3569 Atlantic Hwy. (Tax Map R13 Lot 11)

The site plan for self-storage buildings at 3569 Atlantic Highway received conditional approval at the September 13, 2017 Planning Board meeting (see Item 5.1, p. 2 - 3 of those minutes). The owners, Robert and Lynn Dains, now want to amend the site plan to eliminate a planned two-story storage building and replace it with two one-story buildings. This adds 400 s.f. to the total building footprint. Storm drains have been redesigned for the larger footprint. The lot is partly in Waldoboro and partly in Warren. The amended site plan has already been approved by the Warren Planning Board. VOTE: On motion of Wooster/Mewa, Planning Board members voted unanimously to approve the revised site plan for the Atlantic Storage self-storage facility at 3569 Atlantic Highway.

### 4. Town Planners' Report

Johnstone said that to date he has received no new applications for consideration at the next Planning Board meeting. He will not attend the June 27 Planning Board meeting, but Najpauer will be present.

Najpauer reported that the revised Comprehensive Plan for Waldoboro has been approved. The Comprehensive Plan Committee will meet once more to make recommendations about new committees.

Chairman Simpson asked Johnstone and Najpauer to look at the Action Items on p. 4 of the May 8 Planning Board minutes.

5. Reappointment of Hotchkiss and Mewa to Planning Board

Mewa asked when she will be interviewed by the Select Board for reappointment to the Planning Board. Sara Hotchkiss is also up for reappointment. They were advised to attend the July 11 Select Board meeting.

6. Next Meeting: Wednesday, June 27, 6:00 p.m.

The agenda for the June 27 Planning Board meeting will include review of Grover's and Barstow's application to operate two retail stores in the farmhouse at Cider Hill Farm, 777 Main St. Planning Board approval is required for the change of use to allow retail sales at Cider Hill, which is in the Village District.

The June 27 agenda may also include discussion of the impact of sea level rise on floodplains, roads, etc. in Waldoboro. A handout, "Municipal Climate Adaptation Guidance Series", was given out at the May 9 Planning Board meeting, but was not discussed. The revised Waldoboro Comprehensive Plan says that we should look at permanent measures for erosion control. We need to be able to keep roads open and address drainage problems caused by beavers as well as sea level rise.

Adjournment: The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Susan S. R. Alexander

Action Items

Johnstone

Ask Grover to estimate the volume of car traffic at her previous business location and at the proposed Cider Hill site (Simpson's request, made after Grover left the meeting).  
Look over the action items on p. 4 of the May 8 Planning Board meeting.

Najpauer

Look over the action items on p. 4 of the May 8 Planning Board meeting.  
Clarify screening requirements for parking lots, in revising the Land Use Ordinance.

Hotchkiss, Mewa

Check with Town Office as to when you should appear for interviews for reappointment to Planning Board