

Minutes
Town of Waldoboro
Planning Board Meeting
July 10, 2019

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Roll Call

The meeting was called to order by chairman Scott Simpson at 6:02 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Sara Hotchkiss, John Kosnow, Jim Russo and Ted Wooster. Planning and Development Director Max Johnstone present. There was no audience.

1. Minutes of May 8 and June 12, 2019 Planning Board Meetings

Minutes of May 8, 2019

On p. 4 of the May 8 minutes, under Item 5 Medical Marijuana Caregivers, in line 5 in the first paragraph, the fourth word from the end of the line should be "Johnstone", not "Simpson". With this change, on motion of Boardman/Wooster, Board members voted 5 - 0 - 1, Hotchkiss abstaining, to accept the May 8 minutes as distributed. (The version reviewed tonight is marked "reviewed on June 12, 2019" at the top of p. 1.)

Minutes of June 12, 2019

At the bottom of p. 1 and the top of p. 2, a four-line paragraph refers to the application to develop apartments above the laundromat on Friendship Street just south of the Sproull Block. At tonight's meeting Johnstone was asked to find out how many apartments were originally approved by the Planning Board (Johnstone thinks 10; someone else thought two per floor), and how many are currently being constructed. Planning Board members expressed concern that the original plan had too few off-street parking spaces for the number of apartments and the number of occupants. Some Planning Board members believe that the number of apartments was required to be reduced after original approval by the Planning Board. On motion of Russo/Wooster, Planning Board members voted 5 - 0 - 1, Boardman abstaining, to accept the June 12 minutes after Johnstone has modified and re-issued them.

[On July 12 Johnstone sent Planning Board members email copies of the original application, which was for 10 apartments. The project architect, former Planning Board chairman Chuck Campbell, stated in the application that the project is not required to provide on-site parking because it is located in the Downtown Business District. There are already six on-site parking spaces.]

2. Approval of Additions to Wireless Telecommunications Tower, 640 Atlantic Highway, Empire Telecom USA LLC on behalf of American Telephone & Telegraph Wireless

No one was present representing Empire Telecom, the subcontractor hired by AT&T Wireless to install additional telecommunications equipment on the existing tower. Use of the tower is shared among several

telecom businesses. Three additional antennas, six radio units and three surge arrestors will be installed on the existing tower, with power cables and fiber connections running from the existing equipment cabinet to the tower. A 72" x 50" x 32" generator will be installed on a new 4' x 6' pad on grade. The proposed new equipment will not increase the height of the existing structure nor change any of its physical dimensions, and will not appreciably alter the view from neighboring properties. The applicant cites a Federal law stating that a local government may not deny, and shall approve, any request for modification of an existing wireless tower that does not substantially change the physical dimensions of the tower or base station. This being the case, on motion of Wooster/Boardman, Planning Board members voted unanimously to approve the site plan for an addition to the telecommunications tower at 640 Atlantic Highway.

3. Pre-Application, Subdivision at 1257 Wagner Bridge Road (Tax Map R15 Lot 85) - Paul Dodge

Paul Dodge was in to discuss plans to create a small subdivision on a 52.5-acre undeveloped parcel at 1257 Wagner Bridge Road. He does not yet own the property, but is considering buying it. He used to live on Wagner Bridge Road, and likes the neighborhood. He plans to create two building lots with frontage on Wagner Bridge Road, and a right-of-way for future development of the back part of the land. The speed limit on this section of Wagner Bridge Road is 45 mph. Back lots would have access over the right-of-way, which would become a private road, Fernside Road. Dodge thinks there is a maximum limit of three lots that can have vehicular access over a private road. He might himself build on one of the back lots. There is a wetland on part of the back land, in a transverse dip running across the property about 500' back from the road. The proposed private road would cross the wetland, and would need a culvert. There is a cemetery on part of the back land, perhaps belonging to the Gross family according to Wooster.

Discussion: Hotchkiss said that the property will have to be surveyed before it can be subdivided, and before the Planning Board could act on the application for subdivision. The surveyor can provide input on how to handle the wetland in configuring the back lots. Russo suggested putting the wetland between the two back lots. Boardman suggested consulting the Fire Dept. about access to the back lots. Several Planning Board members recommended that Dodge speak with abutter Fred Bess, who owns the adjacent lot to the south. Kosnow asked whether the buyers of the back lots could put in mobile homes. Dodge said that he plans to charge more for the lots than a person who wants a lot for a mobile home is likely to want to pay.

Dodge left the meeting at 6:38 p.m., saying he may be back in October if he decides to go through with the land purchase and development plans.

4. Review Standards for Land Use Ordinance Article 6, Site Plan and Subdivision Review

Johnstone gave out copies of a six-page untitled document drafted by him and planning consultant Bill Najpauer, which was reviewed by the Land Use Committee (LUC) at its meeting on Monday, July 8. This handout represents an update of the site plan review process discussed at the previous meeting of the LUC. Johnstone is not sure whether the LUC wants to do further review of this document. It sets forth the division of responsibilities among the Code Enforcement Officer, Planning and Development Director, and Planning Board, for site plan applications, but not subdivision applications. The review procedure for subdivision applications would be treated in a separate section. The document given out tonight would replace the existing material in Article 6 of the Land Use Ordinance for everything except subdivision review. Johnstone pointed out that the document being handed out is the first draft and is subject to change.

LUO Article 3 contains a matrix of land uses (p. 3-7 through 3-10). This matrix has not yet been discussed by the Land Use Committee.

There is currently no Lincoln County Planner. Bob Faunce has retired, and his replacement took another job after two months and has not been replaced, to Johnstone's knowledge.

5. Planning Board Officers for 2019 - 2020: Simpson Chair, Russo Vice Chair

Simpson said that he can attend the next two Planning Board meetings. Past minutes that say otherwise are incorrect. On motion of Boardman/Russo, Simpson was re-elected Chairman by a vote of 5 - 0 - 1. Boardman and Wooster declined to serve as vice chairperson. On motion of Kosnow/Hotchkiss, Russo was elected Vice Chairman by a vote of 5 - 0 - 1. Wooster said that appointments of officers must be confirmed by the Select Board, of which he is a former member.

Boardman's term on the Planning Board is up. She said she is willing to be reappointed, so long as she does not have to be vice chairman. On motion of Kosnow/Hotchkiss, Boardman was unanimously nominated to another three-year term on the Planning Board.

Next Meeting: Wednesday, August 14, 4:00 p.m. (not 6 p.m.), unless cancelled for lack of new business

Adjournment: The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Susan S. R. Alexander

Action Items

Johnstone

1. Revise June 12 Planning Board minutes and re-issue, per p. 1 of these minutes.
2. Ask Select Board to confirm Simpson as Planning Board chair, Russo as vice chair, and to appoint Boardman to another three-year term on the Planning Board.
3. Find out how many apartments were originally approved by the Planning Board for the building above the laundromat, and how many are currently being constructed. Was the number of apartments required to be reduced, and if so, by whom or what agency, when, and why? Or was this a decision of the owner? Inform Planning Board members.

Planning Board members

Review the six-page document given out at tonight's meeting, containing proposed revised review standards for Land Use Ordinance Art. 6 Site Plan and Subdivision Review; compare to existing text in 2019 edition of the LUO, and be prepared to discuss the document at the next PB meeting.