

Minutes
Town of Waldoboro
Planning Board Meeting
August 14, 2019

Roll Call

The meeting was called to order by chairman Scott Simpson at 4:02 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Sara Hotchkiss and John Kosnow. A quorum was present throughout. Planning and Development Director Max Johnstone was present. The audience included Audrey Bechler, her son Douglas Bechler, his wife Christina Verrette, and their neighbor Virginia Slawson, all present for a request to amend an existing subdivision by changing an interior property boundary (see Item 2 below).

1. Minutes of July 10, 2019 - review deferred
2. Pre-Application Review, Bechler & Verrette, 968 Back Cove Rd. (Tax Map R9 Lot 33-2): Request to Amend Existing Subdivision

Douglas Bechler and Christina Verrette own 968 Back Cove Rd., a two-acre property (Tax Map R9 Lot 33-2). They were in to request pre-application review of their plan to purchase a portion of the abutting property belonging to Edward and Virginia Slawson (Tax Map R9 Lot 33-1, 1022 Back Cove Road, 6.12 ac) in order to have more land and water frontage on Back Cove. Because the three adjacent lots R9 33-1, 33-2, and 33-3 are part of an existing subdivision, Planning Board action is needed to amend the subdivision before the sale can legally take place. The portion of the Slawson property to be transferred has not yet been surveyed. Because the proposed property transfer involves reconfiguring two lots in an existing subdivision, the parties wish to be sure that the sale is permitted, before going further with the transaction.

The three lots in the subdivision (R9 33-1, 33-2, and 33-3) were created in 1984. Simpson said that 200' of water frontage is the minimum for a shorefront lot in Waldoboro. The proposed property transfer will not reduce the water frontage of the Slawson lot 33-1 to less than 200'. The request does not create a new lot, only changes the dimensions of two existing lots within the subdivision. No new road is proposed. Boardman and Simpson saw no issues or problems with the proposed property transfer, other than its requiring amendment of an existing subdivision.

Audrey Bechler asked how water frontage is measured on the subject properties. Does the measured length of the water frontage include the shoreline of the small inlet? Johnstone will find out from Assessors' Agent Darryl McKenney.

Next steps: The applicants were told that they need to engage a surveyor to survey the proposed new common property boundary, making sure that all setbacks from buildings are at least the legal minimum distance; set marker pins; and prepare a map showing the proposed amended subdivision plan, with a title block for Planning Board members to sign, labeled "Revision #1". After approval by the Planning Board, the revised subdivision plan must be recorded at the Registry of Deeds. Johnstone recommended deferring the property transfer until after the revised subdivision plan has been approved by the Planning Board and recorded at the Registry of Deeds.

The applicants left the meeting at 4:31 p.m.

3. Next Regular Planning Board Meeting: Wednesday, September 11, 6:00 p.m.

A developer may be in for preapplication discussion for their plans for development of the A.D. Gray School property (Tax Map U4 Lot 63), adjacent Lot 62 to the north, and the Philbrook athletic field (Tax Map U5 Lot 30) into an apartment complex. All three lots, totaling 8.65 acres, are owned by the Town of Waldoboro. A setback issue will need to be addressed, and a variance may be needed from the Board of Appeals. The formal application is not expected until 2020. The A.D. Gray building was built in 1935, well before the Land Use Ordinance was enacted. It was closed as a school in 2008. There are height and setback issues that must be addressed. One question is how much parking is required for 26 apartments. The building was marketed in 2012. The YMCA bought it for \$1 on condition that the Town put a new roof on the building, but later returned the building to the Town. There has been discussion about turning the school building into a community recreation center. Kosnow noted that the building is in poor condition, and will have to be torn down at some point if not repaired. Neighbors to the property will want to be kept informed of any development plans.

Boardman wanted to look at the proposed development in terms of density in the Village. Three streets provide vehicular access. Boardman would like to know more about the developer's previous work, and perhaps visit one of his prior developments. Johnstone is not sure that he is free to divulge this information.

Johnstone said that he currently knows of no other business for the September Planning Board meeting. If the preapplication is not ready for review, the meeting may be cancelled.

4. October Planning Board Meetings: Wednesdays October 9, 16?

The regular Planning Board meeting would be on Wednesday, October 9 at 6 p.m. A workshop on reviewing subdivisions may be scheduled in October for members of the Waldoboro Planning Board and other planning boards from other nearby towns. Johnstone will check whether the meeting room is available on Wednesday, October 16 at 6:00 p.m. Simpson prefers not to schedule two meetings in the same week.

Adjournment: The meeting was adjourned at 5:07 p.m.

Respectfully submitted,

Susan S. R. Alexander

Action Items

Johnstone

1. Check with Darryl McKenney how length of shore frontage is measured, and inform Planning Board members. (This question was raised regarding the Bechler & Verrette/Slawson application to amend an existing subdivision, Item 2 in today's meeting minutes.)
2. Check whether the Town Office meeting room is free on Wednesday, October 13 at 6:00 p.m.