

Town of Waldoboro, Maine  
Planning Board Meeting  
September 22, 2022

Roll Call

The Planning Board meeting was called to order at 6:09 p.m. by acting chairman Jeff Erskine. Planning Board members Barbara Boardman and Jeff Erskine were present in person at the Town Office; Brendan McGuirl and Sarah Rich attended remotely. A quorum was present throughout. Planning and Development Director Max Johnstone was present in person. Applicant Penny Dostie and Jessica Pooley were present in person.

1. Adjustments to the Agenda - none
2. Citizen Comments - none
3. Approval of Change of Use to Recreational Facility/Minor Event Center, 1607 Atlantic Highway (Tax Map U5 Lot 13), Penny Dostie d/b/a Cornhole Connections LLC

Applicant Penny Dostie was present in person for review of her application to operate her business, Cornhole Connections, at 1607 Atlantic Highway, across from the Town Office. She has a one-year lease from Gordon Webster d/b/a Jameson's, Inc. The cornhole tournaments are expected to involve up to 25 people, including contestants and spectators. If more than 25 people are involved, that would make the operation a major event center. Some of the tournaments may be held outdoors in a grassy area on the property near the parking lot.

Twenty parking spaces are required, two of which are ADA accessible. There are five spaces on the right as you face the building, and 12 marked spaces on the left, plus two ADA-accessible spaces and one un-marked space on the grass for employee parking, for a total of 20 parking spaces.

Erskine went through the submission checklist.

Procedural Items: No Planning Board member has a conflict of interest regarding this application. The applicant has standing. She is leasing the property from Gordon Webster d//b/a Jameson's, Inc. A copy of the lease is provided.

Review of Section 3.5.1 showed that that application is complete, with waiver of #14, since the building is on public water and sewer. The building has two bathrooms. One is for customers, the other for staff. Dostie said that customers are free to use the staff bathroom. Two bathrooms for 20 -25 people seemed adequate to Planning Board members. VOTE: On motion of McGuirl/Boardman, Planning Board members voted unanimously that application review documents are complete, with the exception of #14, the HHE-200 form, which is not applicable because the building is not on a septic system.

Review of Section 3.5.2: The following documents were waived: 2) names of engineers and other professionals; 6) building/structure drawings; 8) site map prepared by a professional engineer or architect; and 9) stormwater and erosion plans. VOTE: On motion of Boardman/Erskine, Planning Board members voted unanimously that all applicable documents have been provided. Fire Chief Smeltzer has asked that a lock box be installed, as a condition on approval of the application. Dostie agreed to install a lock box.

Review of Article 7 General Performance Standards: Boardman and Erskine asked about the buffer area. Planner Johnstone said that there is an existing grassy area in front of the building between the parking lot and the highway. The Maine Dept. of Transportation might have a problem if Dostie were to plant trees or place potted plants in the buffer area. Of the 13 general performance standards listed in the Article 7 checklist, the Planning Board waived 7.4 Historic Village District architectural standards, and 7.13

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archaeological/historic sites. The rest of the general performance standards listed were found applicable and conforming: 7.1 buffer areas; 7.2 construction standards; 7.3 electrical standards; 7.5 net developable acreage; 7.6 noise; 7.7 lighting; 7.8 refuse disposal; 7.9 sanitary provisions; 7.10 signs; 7.11 storage of materials; and 7.12 emergency services.

Review of Article 8 Environmental Standards: Of the 11 environmental standards in the Article 8 checklist, six were waived: 8.1 stormwater management; 8.2 erosion control; 8.3 hydrogeologic assessment of groundwater impacts; 8.5 phosphorus control; 8.6 soils; and 8.11 buffer requirements for water quality protection. The remaining standards were found applicable and conforming: 8.4 water quality impacts; 8.7 air and water pollution; 8.8 aesthetic, cultural and natural values; 8.9 flood zone; and 8.10 river, stream, brook and wetlands. VOTE: On motion of Erskine/McGuirl, Planning Board members voted 4 - 0 that the relevant environmental standards in Article 8 are met.

Review of Article 9 Roads, Parking, Driveways and Traffic Access: Planning Board members waived 9.1 traffic impact analysis, as unnecessary. They found 9.2 street access, driveways, street-road construction standards, and 9.3 parking and loading, acceptable. VOTE: On motion of Erskine/Boardman, Planning Board members voted 4 - 0 that applicable standards in Article 9 are met.

Review of Article 10 Specific Performance Standards: On motion of McGuirl/Boardman, Planning Board members voted 4 - 0 that the specific performance standards in Article 10 for parking, rubbish management, and screening of a recreational facility or minor event center are met.

Penny Dostie's application for a recreational facility and minor event center at 1607 Atlantic Highway was found to be complete. VOTE: On motion of Erskine/Boardman, Planning Board members voted 4 - 0 to approve Dostie's application for a change of use at 1607 Atlantic Highway to a recreational facility and minor event center for her business, Cornhole Connections LLC, subject to installation of a lock box as requested by Waldoboro Fire Chief Smeltzer.

Johnstone will be on vacation this coming week. He will give Dostie copies of the relevant papers when he returns.

4. Minutes of July 28, August 11, and September 8, 2022 Planning Board Meetings - not discussed
5. New Members; Election of Officers; Remote Vote Policy - not discussed
6. Land Use Ordinance Revision Update

Johnstone reported that he has missed the deadline for getting Land Use Ordinance revisions onto the warrant for town vote this November.

Next regularly-scheduled Planning Board meeting: Thursday, October 13, 6:00 p.m.

Adjournment: The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Susan S. R. Alexander  
Recording Secretary