

Minutes
Town of Waldoboro Planning Board Meeting
February 10, 2010

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Roll Call

The meeting was called to order by chairman Chuck Campbell at 7:00 p.m in the meeting room at the Municipal Building. Other members present were Carlo Bianchi, Ed Karkow, JoAnn Myers and Jody Perry. Code Enforcement Officer Patrick Wright was present. The audience included John Black, Robert Graham, and a reporter.

1. Minutes of December 23, 2009; January 27, 2010

The minutes of the December 23 meeting could not be approved at the January 27 Ordinance Revision meeting because not enough Board members present on January 27 were also present on December 23. At tonight's meeting, on motion of Karkow/Myers, the Board voted 4 - 0 - 1, Bianchi abstaining, to approve the December 23 minutes as distributed.

The Board was unable to approve the January 27 minutes because not enough Board members present tonight were also present on January 27. The motion was by Karkow/Perry, with a vote of 3 - 0 - 2 abstaining (Bianchi and Myers). Voting was postponed to the February 24 meeting.

2. Citizen Comments on Items not on the Agenda - none

3. Pre-Application Meeting on Request for Change of Use within Historic Village District, Residential to Retail Sales: 921 Main St., Brotherton, Map U4 Lot 121

Robert Graham of Warren was in representing the owner, Mary Payne Brotherton of Jefferson. She hopes to seek Planning Board approval to operate the building as an "indoor lawn sale", selling used items including children's toys and used clothing. She plans to use only the brick part of the house, not the wooden section and barn. No remodeling is involved, and she will use non-permanent shelving. A small sign will be placed, visible from the street.

The proposed use is permitted in the Historic Village District. Parking seems to be the main issue. Four parking spaces are required per 1,000 square feet of retail space. If the part of the building

used for retail sales is 3200 s.f. plus 768 in the attached garage, this is nearly 4,000 s.f. and would require 16 parking spaces. The locations of these spaces should be shown on the site plan. There is an 18' wide paved driveway on Main Street, with good sight distances in both directions. A turn-around would be needed. Brotherton is considering adding one curb cut on Pleasant Street to accommodate seasonal parking on grass. Bianchi called for consistency in requiring applicants to meet Ordinance parking requirements.

4. Continued Review of Stormwater Management Plan/Study, Skyview Ridge Mobile Home Park, 400 Friendship St. (Map U2 Lot 20A) – Tabled

Board materials for tonight's meeting included a site assessment by James Coffin of E. S. Coffin Engineering regarding drainage issues at the mobile home park. Coffin made a site inspection on December 7, 2009. His conclusions are stated on page 6 of his report. Code Enforcement Officer Wright visited the mobile home park on December 10, 2009, took photographs, and presented written findings. Wright recommends accepting Coffin's assessment with the remedies given on page 6, and makes further recommendations and comments.

Wright has asked Coffin to review the status of two culverts. Coffin's report on the culverts was not available, and applicant Andy Roberts was not present. There was no discussion. Wright has discussed several problem areas with Roberts, who has indicated that he will take care of them. Karkow said a lot of work has been done and the stormwater management situation will end up much improved. On motion of Bianchi/Myers, the Planning Board voted 5 - 0 to table review of stormwater management at Skyview Ridge mobile home park until the next meeting.

5. Ordinance Revision

Wright said he has been working on shoreland zoning map and other previously approved ordinance revisions, and that by the February 24 meeting the Planning Board should be able to make a final vote and meet the deadline for a public hearing in March.

6. Other Business

A. Parking Problem at AllPlay Family Entertainment Center, 402 Friendship Rd. (Map U2 Lot 20)

Campbell has observed a parking problem at the bowling alley on several occasions. The front parking lot is full and patrons are parking across the street at Sylvania and on the road in the mobile home park. When applicant Donald Benson came before the Planning Board on July 8, he stated that 12 – 15 parking spaces would be adequate, and that parking would be controlled. If AllPlay patrons are going to use the Sylvania lot for parking, Benson should seek permission from Sylvania. Wright has given him contact information. John Black suggested that Andy Roberts, owner of the mobile home park, might be willing to rent parking space for Benson's patrons. Wright said this is unlikely, because Roberts is applying for approval to add two more mobile home sites to the park.

Wright said that he would look into the matter as an enforcement issue.

B. Signs Along Route One

Myers asked about the status of temporary signs in front of businesses on Route One. She asked if there is any value in getting business owners to meet to discuss the problem of temporary signs.

Wright said enforcement has historically been lax. He will not issue another sign permit until existing violations have been corrected. If he gets a specific complaint, he will take action.

7. Next Ordinance Revision Meeting: Wednesday, February 24 , 7:00 p.m.

Adjournment: The meeting was adjourned at 7:30 p.m.

Charles Campbell, Chairman

Carlo P. Bianchi

Edward Karkow

Submitted by:

JoAnn Myers

Susan S. R. Alexander

Jonathan Perry

WALDOBORO PLANNING BOARD