

Minutes  
Town of Waldoboro  
Planning Board Meeting  
January 9, 2013

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Roll Call

The meeting was called to order by chairman Chuck Campbell at 7:02 p.m in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Ed Karkow, Jody Perry, and Kenneth Vencile. Code Enforcement Officer Bill Najpauer was present. George Seaver participated in discussion of proposed revisions to the Wellhead Overlay Protection District. There was no audience. A quorum was present throughout.

1. Minutes of December 12, 2012

On motion of Karkow/Perry the Board voted unanimously to approve the minutes of December 12 as distributed.

2. Discussion of Request for Land Use District Map Revision – deferred to February meeting

The individual asking for this land use district change was not present, so the item was deferred.

3. Review of Proposed Revisions to Wellhead Protection District Material in Land Use Ordinance

Najpauer went over his proposed revision of the way the Wellhead Protection District is handled in the current Land Use Ordinance (as amended Nov. 8, 2011). This proposed revision is on a single sheet distributed to Planning Board members by e-mail on 1-2-13, titled “Draft Land Use Ordinance Revision: Wellhead Protection”. George Seaver, owner of the Waldoboro Business Park, joined the group for this discussion, as it affects land uses within the Business Park.

In Article 3 Land Use Districts, Section F Purpose of Districts, p. 3-3 of the LUO, the heading of subsection 10 is changed to read “Wellhead Overlay Protection District”, and the word “Overlay” is added between “Wellhead” and “Protection” in the first sentence.. New text (underlined) is added after the first sentence. “The Overlay District imposes performance standards over and in addition to those required in the underlying district. All land uses permitted in the underlying districts shall be subject to the conditions, standards and review requirements contained in Article 12 Wellhead Protection of this Ordinance. The Wellhead Overlay Protection District overlays portions of the following districts:

- Rural District
- Industrial District
- Rural Village District
- Stream Protection
- Limited Residential
- General Development

In Article 3 Section G. Schedule of Uses, subsection 4 Matrix, Najpauer proposes that the last column to the right, Wellhead Protection, be deleted from the land use matrix on each page of the matrix, 3- 6 through 3-9. On p. 3-9, footnote 12 referring to the Wellhead Protection column is deleted and replaced by a new note, “Any activity proposed within the Wellhead Overlay Protection District shall comply with the applicable requirements of Article 12 of this Ordinance. The Waldoboro Land Use District Map shall be consulted to determine the Wellhead Overlay Protection District boundaries.”

In Article 12, the title of the article and each reference to it are changed from “Wellhead Protection” to “Wellhead Overlay Protection”. In Article 12 Section K Land Use Table (p.12-4) the four lines of text, “The uses listed below... this Section.” are deleted and replaced by “All land uses in the underlying districts which involve or include any of the below listed use activities are subject to the provisions of this Article.”

Planning Board members and Seaver agreed that the proposed changes reflect the original intent of the Ordinance with regard to wellhead protection, and that the Wellhead Protection District was intended as an overlay on existing land use districts. Seaver said that the proposed changes will ensure a higher standard of protection of the Town’s public drinking water source.

Article 12 was based on a model provided by the State of Maine. Najpauer will submit the proposed revision for review and written comments by the State of Maine Drinking Water Program. The next step is to hold a public hearing.

4. Discussion of Proposed Land Use Ordinance Revisions – deferred to February meeting

Two warrant articles failed to pass in November, 2012. The proposed property maintenance ordinance will not be resubmitted for vote, since it is viewed as unlikely to pass. Other changes to the Land Use Ordinance that failed to pass in November will be discussed at the next Planning Board meeting.

5. Other Business: Self-Storage Facility, Waldoboro YMCA

Najpauer gave a brief update on the status of the proposed self-storage facility on Route 1 and the status of renovations to the former A.D. Gray School, now the Waldoboro YMCA. Renovations are a year behind schedule due to shortage of funds. Aggressive fund-raising has not yet begun. An early goal was to get the gym operational. For that a new rear entrance is needed. A new insulated roof has been put on. Rainwater drainage is to the rear of the building.

6. Next Meeting: Wednesday, February 13, 7:00 p.m.

Adjournment: The meeting was adjourned at 7:53 p.m.

Certificate of Approval

I hereby certify that the above minutes were approved by vote of the Planning Board  
on \_\_\_\_\_.  
(date)

\_\_\_\_\_  
Charles Campbell, Chairman  
WALDOBORO PLANNING BOARD

Submitted by:

\_\_\_\_\_  
Susan S. R. Alexander