

Draft 4-14-16 for review by Seth, Emily prior to distribution. E-mailed to Seth and Emily 4/14/16 5 p.m. Reviewed by Emily on 5/2/16. Distributed to PB on 5/4/16 as draft pending review by Seth.

Minutes
Town of Waldoboro
Planning Board Meeting
April 13, 2016

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Roll Call

The meeting was called to order by chairman Seth Hall at 7:07 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Joyce Dupuis, Maggy Rhinelander and Scott Simpson. A quorum was present throughout. Planning and Development Director Emily Reinholt was present. Ellis Violo from the Lincoln County News was in the audience.

1. Minutes of March 9 and March 23, 2016

Chairman Hall said there are two minor typographical corrections to the March 9 minutes. On p. 2 Old Business 4 b. Setbacks of Signs from Roads, add a space after "right-of-way" at the start of the last line. At the top of p. 4, delete an underline after "sign" at the end of the first paragraph, Public Art. There were no suggestions for changes to the March 23 minutes. On motion of Simpson, Planning Board members voted 4 - 0 - 1, Boardman abstaining, to accept the minutes of March 9 as amended and the minutes of March 23 as distributed.

2. New Business

2.1 Pre-Site Plan Review Conference, Organic Farm, Pike, 364 Bremen Rd. (Tax Map R5 Lot 12)

Owner Joshua Pike was present to describe plans for a diversified organic farm development that offers short-term rentals and classes. He plans to eventually make the site available for events such as weddings. The existing farmhouse and barn are on the east side of Bremen Road. The property consists of fields and woodland on both sides of Bremen Road: approximately 50 acres on the west side and 30 acres on the east side, with approximately 1400' of frontage on the Medomak estuary. Plans for the property are described in a 17-page document sent to Planning Board members in advance of tonight's meeting, titled "The Farm on Bremen Road – A Vision Overview".

Pike said his wife grew up on an early organic farm in Montville. The Pikes now live in Newburyport, MA, but aim to live year-round in Waldoboro and start a new career. Phase 1/Year 1 will start with getting organic certification to raise organic fruits, vegetables and livestock, with income from retail produce sales and short-term rental accommodations. They plan to develop recreational trails west of Bremen Road that will be open to the public free of charge for hiking, mountain biking, snow-shoeing and cross-country skiing. Use of motorized vehicles will be by permission only.

He plans short-term seasonal rental accommodations in wall tents on permanent tent platforms. These would be rented like a room at an inn. All new structures will be set back visually from the water, well outside the Shoreland Zone. Composting toilets will be used. Showers will use water from springs on the property, with hot water heated by propane. A gray-water system and leach field need to be developed. At first, the Pikes could provide showers at the farmhouse. Reinholt suggested using a professional to design the water system. Rhineland suggested that Pike consult Hidden Valley Nature Center or the Shelter Institute in Wiscasset, which might be able to recommend someone. Hidden Valley has campsites or cabins, not served by access roads.

Pike plans to start adding animals for personal use in the fall, starting with chickens, and adding two or three cows, five or six goats, pigs, and sheep. Fencing will keep the animals back from the shoreline. A plan shows the intended farmyard layout behind the farmhouse, with a fenced area 400' x 560' containing animal pens, a future barn, and manure pit. They won't have more animals that they can feed with hay and pasture. They don't intend commercial meat sales.

Planning Board members asked about numbers of animals and how to avoid pollution from agricultural runoff into the Medomak River. There have been instances of point-source pollution from as few as two horses in a field 800' from the water.

Pike plans to start offering farm weddings in Year 2, perhaps one a month. Portable toilets will be used.

Planning Board members recommended that Pike give attention to how to create a safe pedestrian crossing area on Bremen Road.

Pike was reminded that all site plan materials must be submitted 7 - 10 days in advance of the meeting at which they will be considered. The Planning Board normally meets on the second Wednesday in the month at 7 p.m., with an option for a second meeting on the fourth Wednesday. Pike wants to have two tent sites in use this summer, as an experiment, to see if people like them. He was told that the Code Enforcement Officer could grant a permit for an individual private campsite, without the need for site review by the Planning Board. This would be easier and faster.

2.2 Parker, Expansion of Multi-Family Housing, 26 Friendship St. (Tax Map U4 Lot 116)

Richard Parker was on the agenda for preliminary review of plans to renovate the first floor and create two apartments on each of the two upper floors of the building at 26 Friendship St. on the corner of Pleasant St., owned by the Friendship Street Company. The building currently has a commercial laundromat on the lower level. This use will continue. In Parker's absence, on motion of Boardman/Dupuis, the Board voted unanimously to table the application until the applicant can be present with more information. Parker later joined the meeting for discussion of what materials need to be submitted in order to have a complete application. His plans involve mostly interior changes, plus possibly an exterior fire escape stairway. A sprinkler system will be installed. Trash disposal will use outside trash barrels already on site. Parker was advised to meet with Reinholt to get details of what is needed for a complete application. This includes paying a fee; copies of the existing site plan; copies of the proposed conditions plan, showing road setbacks, lot lines, and parking; letters from the utilities providing municipal water and sewage services; evidence of financial capability; and a department head sign-off sheet. 12 copies of all required materials should be provided 7 - 10 days in advance of the Planning Board meeting at which they will be reviewed.

3. Old Business – Revisions to Sign Ordinance

Boardman asked to see a copy of the final version of proposed revisions to the Sign Ordinance. Hall said that the Director of Legal Services at Maine Municipal Association has told him that further changes to the draft Sign Ordinance can be made, if desired, until the time of the Select Board meeting in May. Hall will send Planning Board members an e-mail containing legal advice and guidance from Maine Municipal Association about ordinance revision.

4. Chairman's Report - Hall

Chairman Hall reported that Richard Genthner has resigned from the Planning Board as of April 13. His resignation was accepted with regret and the hope that he may be able to rejoin the Board at a future time.

5. Planning and Development Director's Report - Reinholt

- Reinholt reported that the Public Engagement Subcommittee of the Comprehensive Plan Revision Committee has been meeting weekly in April on Mondays from 3 - 5 p.m. at Old Number 9 on Friendship St. in Waldoboro village. Meetings will continue through May, seeking public input on issues affecting citizens of Waldoboro and local businesses.
- Two meetings will be scheduled in May on land use and possible changes to the Land Use Ordinance. These meetings will be held later in the day, to accommodate people who work between 8 a.m. and 5 p.m.
- A public forum about future uses of the A. D. Gray School will be held on Tuesday May 17 from 5:30 - 7:30 p.m. at the Town Office. The Town has put public money into repairs to the building. To demolish the old school would represent a loss of this money. Recreation Director Kyle Santheson and Planning and Development Director Reinholt are putting together a presentation about the failed YMCA project and other proposed uses of the vacant building. Public Works Director John Daigle will talk about the potential costs of demolishing the building. The audience will break into smaller groups of 5 - 6 people to brainstorm possible future uses. Chairman Hall asked for an annotated list of prospective uses of the building and past suggestions for uses that did not materialize. Reinholt hopes to have this background information available a week ahead of the May 17 meeting, to give time for review.

6. Next Planning Board Meetings: Wed. April 27 (verify) and Wed. May 11, 7:00 p.m.

7. Adjournment: The meeting was adjourned at 8:55 p.m.

Certificate of Approval

I hereby certify that the above minutes were approved by vote of the Planning Board on

(date)

Seth M. Hall, Chairman
Waldoboro Planning Board

Submitted by:

Susan S. R. Alexander