

Waterford, Maine Planning Board
March 17, 2021
Minutes

The March Planning Board meeting was called to order at 7:01 p.m. Members present were Charles Tarbell, Ted Gerber, Nick Archer, and Chairman Colin Holme, along with Code Enforcement Officer John Bell. In the absence of Recording Secretary, Cindy Kimball, Charlie Tarbell agreed to take the minutes.

The first item on the agenda was a review of the February minutes. Ted made a motion to accept them as written. Nick seconded the motion and the vote was 4-0 in favor.

The second item on the agenda was a shoreland zone permit application by Stephen and Carrie Rubino. Their representative Jim Rosenthal provided an overview of the materials involved in the application for a residential dwelling on Jewett Pond in North Waterford. There was discussion that the application was very complete. Motion to approve by Charlie, seconded by Nick. Motion was approved 4 to 0.

There followed discussion about the subject of abandoned or dangerous buildings. Nick asked if John needed any support in addressing these issues. Nick suggested that Hampden is an example of a best practices approach (their so-called habitable ordinance). The idea of a joint meeting with the Select Board to hash over such issues was discussed. There was discussion of a fine line between junkyards and littered properties. Also brought up was the issue of RVs being placed on properties. There was discussion of putting together a list of items which could fall into this broad future-oriented topic. Other potential topics are culvert monies from the Nature Conservancy and septic system grants from DEP. Perhaps use ACOG professional facilitators for such a meeting.

It was suggested by Colin that each member brings their top 3-5 topics for focusing on the future to the April meeting.

Ted brought up the issue of situations in town with regard to building permits that we have let slide during the pandemic. John will look into the proposed convenience store at the site of the former Mallard Mart in North Waterford.

Ray Merrill joined the meeting at 7:27.

Ted brought up the issue of the solar farm property taxation legislation pending in Augusta. Ted suggests that perhaps a moratorium on new solar farms might be appropriate. There was discussion of what current tax incomes off those lands would be. Nick suggested that Sawin Millett would be a good source of information about what is happening around this issue in Augusta.

The meeting was adjourned at 7:38.