

Planning Board  
June 16, 2021

The June Planning Board meeting was called to order at 7:03 p.m. In attendance were Ray Merrill, Ted Gerber, Nick Archer, Charles Tarbell, Recording Secretary Cindy Kimball, and Chairman Colin Holme, along with Code Enforcement Officer John Bell.

The first item on the agenda was a review of the May 2021 minutes. Hearing no modifications or changes, Ray made a motion to accept them as submitted. Ted seconded the motion and the vote was 4-0 in favor, with Charles abstaining because he was not in attendance at the May meeting.

The second item on the agenda was a review of the Appeals Board status. Bruce Rood was recently appointed to the AB to replace long term member, John Huffman, retired after the last meeting that granted Tom Murch a 2 year extension. Tom plans to build a convenience store on the property where P&K Gas and Go is located in North Waterford. The PB could not grant him that extension based on the town's current ordinances. Waterford's ordinance for non-conforming commercial structures in Shoreland Zoning are more strict than the state's ordinances. The PB discussed the possibility of changing our current zoning to meet the state's. They identified the properties that would be affected by any changes as:

- P&K Gas and Go
- Kimball's Hardware and Lobsters
- Brisson's Trading Post
- Phil's Mobile Station
- Bear Mountain Music Hall (formerly the South Waterford Grange Hall)
- Kedar Quilts

Colin said he will discuss possible changes for existing commercial properties in SZ in town, with Mike Morse, who is familiar with state SZ laws and is currently a consultant. Depending upon cost, Colin will invite Mike to speak at our next PB meeting.

The next item on the agenda was a discussion about larger planning issues. In particular, the board identified commercial solar projects and bulk water extraction. The PB discussed land requirements for future solar projects

including possible limitations on the percentage of new land cleared for a project, and forest and visual impact to the land. Possible impacts from bulk ground water extraction to watersheds and groundwater was also discussed. Nick will contact AVCOG to see if they have language available to update site review ordinances in regards to water extraction and solar projects.

The next item on the agenda was a discussion in regards to Tom Chadbourne's McWain Fields lot 1. He would like to change the location of the building envelope to accommodate a potential buyer's house plan. The house would not fit in the envelope shown on the original project plans, which specified a 10,000 square foot building envelope. Although the plans showed a location for this envelope on the parcel, an exact description was missing and the plans did not say that the envelope was restricted to any particular area. The PB discussed the buffer and sedimentation settling pond on the property and determined if those were maintained and not disturbed the change in the building envelope would have minimal impact to the overall property. Charles will write a discussion summary to present to Tom for the change in property lines.

Next, Nick reported that he did not contact the current owner of the Lake House in regards to the deteriorating condition of the building. He would like the Selectmen to weigh in on the building's future and be proactive in being stewards of our town. There are other properties in town that are in disrepair as well, Ray noted, but how far does the PB get involved? Nick will talk with the Selectboard regarding the Lake House and Ted will provide support.

Ray made a motion to adjourn at 8:20 p.m. Ted seconded the motion and the vote was 5-0 in favor.

Respectfully submitted,