

**Town of Waldoboro, Maine**  
**Planning Board**  
**Municipal Building, 1600 Atlantic Highway or Remotely**  
**Minutes for Thursday, January 16, 2025, at 6:00pm**

**1. Call to Order**

6:08 p.m.

Present: Chair Brendan McGuirl, Barbara Boardman, Johnny Kosnow, Reuben Mahar,  
Town Planner Max Johnstone

Absent: Eric Stark, John Heller

Public: Stephen Carmichael, Sarah and Josh Pike (pre-applicants), Rebecca Waddell (notes)

- a. Determination of a quorum with 4 members present

**2. Adjustments to the Agenda**

None

**3. Citizen Comments**

Waldoboro resident Stephen Carmichael noted that his warranty deed lists him as a tenant. He raised concerns as a homeowner about non-profits building in town without paying equivalent property taxes/rent, which burdens homeowners, and perhaps having too much sway. He asked if limits could be placed on non-profits coming into Waldoboro. Max said it would be difficult. Barbara recommended discussing the idea with the Select Board, and Reuben agreed, noting that only the Select Board can propose ordinances for voter approval.

**4. Pre-Application**

- a. Agriculture-Related Business at 364 Bremen Road/Tops'l Farm (Map R5 Lot 12)

Sarah and Josh Pike, owners of Tops'l Farm, appeared before the Planning Board to seek feedback on a proposed expansion of their business. They started the business 8-9 years ago and were recently awarded a USDA grant for resilient food systems in Maine. The grant will allow the farm to build a new facility to process produce purchased from other Maine farms. The kitchen in the farmhouse cannot support the production as well as the events, so the proposal is to build near the farm's existing event barn for convenience and cost efficiency. There will be freezer storage to allow production throughout the year. The parking lot can hold 60 cars, and production won't overlap with events. The Pikes will pick up much of the produce themselves. The plan is for four employees on site. There would be little perceptible change to traffic with 1-2 deliveries per week. Products will be sold online, stored, picked, and shipped from a facility in Montville. On the issue of waste, between composting and feeding pigs, there is nearly zero waste.

There are safety concerns due to speeding along Route 32, and the event barn being across from the farmhouse leading to some pedestrian crossing during events such as weddings. Sarah Pike said she can provide more data for traffic analysis as she has information from past events and plans for upcoming ones. She said there has not been an incident, but they wish to keep it that way. She wonders if perhaps electronic speed signs, similar to those recently installed downtown, might be of help. All evening events are isolated to the barn where the parking is. Members discussed zoning and business type, agreeing with Max that it is an agricultural-related business which can expand up to 15 percent. The new structure will use part of the parking area which had planters. They will work with the town on safety concerns and submit a final application.

## 5. Land Use Ordinance Discussion

Max showed members some proposed Land Use Ordinance changes, much of which were brought forward from 2024 when there wasn't time to get it all on the June warrant. After changes are made, Max will hold a workshop and public hearing, then it will go to the polls in June 2025.

### a. Article 3 Application Review

Changes to Article 3 include guidelines to help streamline applications. There will be a uniform 14-day timeframe for processing. It also clarifies notification procedures for the Planning Board, emergency services, and neighbors. If no one requests a public hearing within 14 days, the CEO and Planner can accept or reject the application.

### b. Article 6 Land Use Districts

Changes in Article 6 focused on the matrix and including merging Bed & Breakfasts and Inns into one category; allowing single-wide manufactured homes in the residential zone to align with state requirements; and removing woodworking businesses from the downtown district because of previous complaints. There was discussion about whether triplexes and larger units should have the same 80,000 sq. ft. lot size requirement as duplexes, but further review is needed.

### c. Article 7 General Performance Standards

The sweeping change throughout is replacing Planning Board and Code Enforcement Officer with "reviewing authority" in order to streamline the process. That way if the CEO is reviewing a plan, he can determine buffers rather than bringing it to the Planning Board for that. If the Planning Board is reviewing a plan, it determines the buffers.

### d. Article 10 Specific Performance Standards

There were some changes to standards for commercial solar development that were suggested by Stephen Carmichael under 10.35.5. The proposed changes were based on the changes Town of Morrill adopted reflecting the views of the community wishing to limit solar farms. Carmicheal said while a town cannot say no to solar, it can pass restrictions that would make it less likely for new solar arrays to be built in town.

Suggestions included limiting size to five acres, moving as much as possible underground (cost-prohibitive), and some rules regarding the decommissioning and complete removal of materials from the site. Members of the board were concerned that these changes would be a “poison pill” and were not inclined to support such a change.

In 10.36 Tiny Homes, Max took language from the state statute for putting the home on a stable surface, ground, or footing.

e. Article 12 Subdivision Standards

Some clarification was made to the public hearings for pre-application and preliminary plan reviews. 12.5.3.5 includes setting a time for a site visit.

**6. Minutes**

None

**7. Comments from Planning Board members**

a. Welcome Reuben Mahar

Reuben was introduced to the Planning Board as a new alternate voting member.

**8. Adjourn**

7:57 p.m.

**9. Next Meeting**

February 13, 2025, at 6 p.m.