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MINUTES OF WATERBORO PLANNING BOARD MEETING  
May 14, 1968

Those present were Messrs Milton Daney, Chairman, Harry A. Zanni, Secretary, John Hanscom, Leland Swett and Wade Junkins. Mr. Raymond Emmons, Building Inspector for the Town of Waterboro, was also present. Those absent were Messrs. Linwood Rollins, and Fred Fay.

A report of the previous meeting, held on May 7, 1968, was read by the Chairman. At that meeting, after some discussion on a few of the items that the members felt should be considered this year, it was decided that all members of the Planning Board would bring to the next scheduled meeting any suggestions they might have that would serve the best interests of the town in general, and/or any problems that might exist in their specific areas of the town.

The following is a list of these items:

1. Enforcement of the Building Code.
2. Consideration of possible changes or amendments to the Building Code that would be for the best interests of the town.
3. Consideration of Zoning laws for the Town of Waterboro (residential, seasonal residence commercial, business, manufacturing, etc.)
4. Check violations of sanitation laws, especially around Ossipee Lake.
5. Parking problem at intersection on Main Street, by Kellets Store, Rollins Bldg., etc.
6. Traffic control in town. (lights, officer, or other means)
7. Snow removal problem - West Road and Main Street
8. Students walking in road to school in winter.
9. School sewerage disposal?
10. Markers to identify streets and roads, ~~and~~ etc.
11. Notify property owners around to put their name on cottages., etc. so that Warden or Fire Inspector can contact them if necessary. Town Clerk could send a card to property owners with their tax bill.
12. The Board recommended increasing the Building Permit Fee from \$1.00 to \$2.00. (revised)
13. The Board recommended inserting a paragraph in, or amending the present Building Code to read that "Building Permit Card must be posted in a conspicuous place on the site for which it is issued".
14. Building Permit Cards to be supplied by Town.
15. Plumbing and Health Inspector to enforce laws governing septic tanks and sewage disposal especially around lakes, ponds and streams.

Two other items were later presented by the selectmen for long range planning.

1. Mt. Ossipee Recreational Area.
2. Having a town map made, that would show all of the boundaries, roads, and land in the town of Waterboro.

Action Taken:

Item #1

A number of places in town that seemed to be in violation of our present Building Code were brought up for discussion and the Building Inspector agreed to approach the owners with notices, and a report would be given to the Board of Selectmen for final enforcement.

Those who are notified as violating the Building Code by the Building Inspector will be given a definite time to correct the situation, and shall have the right to a hearing by applying to the Board of Appeals.

The Austin Carpenter place on Route #5 in No. Waterboro, and the Eugley place in South Waterboro were among those specifically mentioned.

Harry Zanni and John Hanscom were asked to gather material from surrounding towns that might be useful in formulating Zoning laws for the benefit of the Town of Waterboro.

The next meeting is to be held on Tuesday, June 11, 1968

No further business arising, this meeting was adjourned at 9:30 P.M.

Respectfully submitted

*Harry A. Zanni*  
Harry A. Zanni  
Secretary

cc: M. Daney  
N. Taylor

MINUTES OF WATERBORO PLANNING BOARD MEETING

June 11, 1968

Those present were Messrs. Milton Daney, Chairman, Harry Zanni, Secretary, John Hanscom, Linwood Rollins, Wade Junkins, Leland Swett and Fred Fay.

All members had previously been notified by mail to meet at 7:00 P.M. at the Town Hall in order to investigate a complaint by the "Town Clean-Up Committee", that the area and building outside the Town Hall and the area around the town dump were considered to be "unsightly" by the committee and in violation of the recent ruling passed at the last town meeting.

After inspecting the areas, the committee gathered at the Rollins Solution Co. office to conduct the regular business of the Board.

The minutes of the previous meeting, held May 14, 1968, were read by the secretary. A motion was made and seconded that the report be accepted as read. Motion passed unanimously.

A motion was made by L. Rollins to recommend to the Board of Selectmen that they make arrangements to have the outhouse next to the Town Hall painted and do what they can to improve the appearance of that area. Motion passed unanimously.

A motion was made by W. Junkins and seconded to recommend to Selectmen that they arrange to have a fence put up along the front and side of the dump area to keep papers, etc., from blowing beyond the dump area.

The Board also recommended that a permanent attendant is needed to take care of the town dump and suggested that the Board of Selectmen present this request as an article in the Town Warrant, to be acted upon at the next annual Town Meeting.

It was suggested by the Board that since the "Ossipee Lake Water Control Committee" had voted to open the dam around the first week in October in order to make necessary repairs on the dam, that a notice of this would be sent to all property owners so that they could make plans to do any work they may care to while the water is at its lowest level. This notice is to be made up by L. Rollins and H. Zanni, and incorporated with the same notice asking property owners to place their name on or near their cottages so that they may be easily notified by Wardens in case of fire or damage to their property.

The Secretary will make copies of the "Limerick Zoning Ordinance" to be issued to each Planning Board member for study.

The Secretary to send a report of action taken at each Planning Board Meeting to the Board of Selectmen.

Mr. Constand Periera, Treasurer of the Ace Traveler Corp., of Alfred, personally presented a letter which described a lot of land owned by Mr. Otto Brandt, Sr., located on the West Road, Waterboro, Maine, south of Ross Corner, Shapleigh, and near Buff Brook. This land is intended for use as a non-profit "Recreational Vehicle Camping Area" by the "Acecapaders' Club".

After explaining the proposed plans of the Club's use of this land, Mr Periera and his group were asked many questions and were told that they would be notified of the Planning Board's action by mail, and this group then left the meeting.

(Continued)

Mr. L. Rollins made a motion "to give the Acecapaders permission to start operations for a "Recreational Vehicle Park", providing they submit their proposed plans to this Board in writing. This motion was passed ~~unanimously~~. *6 in favor 1 against*

A notice of the Board's decision would be sent to Ace Traveler Corp. (Mr. Periera) by the Secretary as soon as possible.

Mr. George Emery, of Kennebunkport, Maine, presented a plot plan of a proposed "Emerald Acres" development to be located in the area of Black Cove, on Little Ossipee Lake. This plan showed a layout of 19 lots in a relatively small area, with some lots as small as approximately 60' or 65' square, and would just about meet the minimum State Sanitation Laws if the water supplies and sewage disposal of each lot were strategically spaced.

Since there are no Zoning Laws in the Town of Waterboro to control lot sizes or to protect the property and interests of the people of Waterboro, the Board could not legally refuse the request for this development.

Mr. L. Rollins made a motion, seconded by W. Junkins, to grant approval of this "Emerald Acres" development as presented. The vote was 6 for and 1 against. The dissenting vote was cast by H. Zanni.

For the record, I would like to explain that even though I realize that the Board could not legally stop this development, I felt that I could not in good conscience and with the best interests of the Town in mind, give my approval or sanction to this type of development.

Mr. M. Daney, Chairman, brought to the attention of the members present that in "Information Pamphlet" No. 1 of the Regional and Municipal Planning Statutes in Maine - 1967 of the Maine Revised Statutes under Section "4952 Planning Board", Section 1-B a provision is made that a planning board shall consist of five (5) members and two (2) associate members. Since this Waterboro Planning Board had seven (7) members and (2) two associate members, it was decided to call in the Chairman of the Board of Selectmen to correct the situation. Mr. Norman Taylor was called in and the situation was corrected as follows:

Messrs. Milton Daney - 5 years	Messrs. Linwood Rollins - 2 years
Harry Zanni - 4 years	Wade Junkins - 1 year
John Hanscom - 3 years	Leland Swett & Fred Fay - Associate Members

This decision was based on the order of original appointments by the Board of Selectmen, according to Mr. Taylor.

A motion was made by J. Hanscom and seconded by L. Rollins that all business acted upon to date be approved as recorded. Motion passed unanimously.

A recommendation was made that selectmen erect two (2) "stop" signs at intersections on Silas Road and Webber Road.

A report was read by the Chairman on the possibility of improving or reconstructing West Road for the new school. Mr. M. Daney will get further information for the selectmen.

A committee (Mr Milton Daney and Linwood Rollins) was appointed to make a town map.

(Continued)

A committee, to mark and name roads in the Town of Waterboro, was appointed.

W. Junkins and J. Hanscom will bring in a list of names of roads and information on signs, costs, etc.

The meeting adjourned at 11:00 P.M.. The next meeting is scheduled for July 9, 1968.

Respectfully submitted,

Harry A. Zanni  
Secretary

HAZ/m

cc: M. Daney  
N. Taylor

MINUTES OF WATERBORO PLANNING BOARD MEETING  
July 16, 1968

Those in attendance were Messrs. Milton Daney, Chairman; Harry Zanni, Secretary; John Hanscom, Linwood Rollins and Wade Junkins.

The minutes of the previous meeting, held June 11, 1968, were read by the Secretary; motion made and seconded to accept with correction. Passed unanimously.

Mr. Daney gave a report on his findings relative to the improvement or possible re-construction of West Road for the convenience of school children and general traffic in the area of the new SAD 57 school site.

The costs quoted by Mr. Daney were considered prohibitive at this time, so no further action was taken by the Planning Board.

Mr. John Hanscom presented a plot plan which he was asked to bring before the Board, by Mr. John Rosborough, Surveyor. The plan showed a proposed development on land of Messrs. Gilcreast and Hagerman, to be called "Birchcrest".

This plan showed quite a number of lots, most of which were smaller in area than the minimum state requirement of 15,000 sq.ft. for this type of sub-division. It also showed a 20 ft. right of way to the water which did not seem adequate to service the number of lots indicated.

After some discussion, Mr. Linwood Rollins made a motion to have the sponsors of this development personally appear at the next Board Meeting to clarify questions relative to the lot sizes, boating or dock facilities, bathing area, and other plans that they may have. Passed unanimously.

The Secretary will send a letter to this effect with the plot plan via John Hanscom. (This letter was delivered to John Hanscom on July 17, 1968).

Selectman, Mr. Willis Lord, entered the meeting and informed the Board that a complaint had been received by the Board of Selectmen against the issuance of a permit to the "Acecapaders" for their "recreational vehicle parking area". He also informed the Board that he had not received any report from the Building Inspector, Mr. Emmons, on the disposition of the Austin Carpenter problem on Route #5.

Mr. Lord agreed to see that the Board of Selectmen inform Mr. Emmons to make his report to the Board of Selectmen in writing.

Mr. Linwood Rollins made a motion that the Planning Board request the Board of Selectmen to engage the services of the Town Attorney (Mr. Harold Carroll) for the purpose of ruling on various legal town matters. Passed unanimously.

In view of the fact that there are a number of obvious violations of our Building Code in regards to trailers, new construction, etc., a motion was made by Harry Zanni, that the Board of Selectmen arrange to pay the Building Inspector (a sum to be determined by the Board of Selectmen) periodically to investigate areas and to correct these conditions, and to report in writing to the Board of Selectmen. Passed unanimously.

The next meeting has been tentatively set for August 20, 1968.

The meeting adjourned at 9:30 P.M.

Respectfully submitted,

*Harry A. Zanni*  
Harry A. Zanni, Secretary

cc: Messrs. M. Daney  
N. Taylor

MINUTES OF WATERBORO PLANNING BOARD MEETING

Held August 20, 1968

The Secretary's report of July 16 meeting was read. Motion made and seconded to accept the report as read.

Mr. Rollins notified the Board that the tax notices would not be sent out until late this year according to the Tax Collector, so we will have to find some other way to notify the cottage owners around the lake of our plans to drop the lake level in October so that they will have time to make plans to do any work on their walls or beaches while the water is low.

\* It was suggested that a notice be made up and posted in stores, post-offices and in the Sanford Tribune.

Chairman, Mr Daney suggested we get together as soon as possible to review the Town of Limerick Zoning Laws and see if we could get something started for Waterboro.

The Board agreed to meet for this purpose on Tuesday, August 27, 1968.

A motion was made and seconded by Linwood Rollins that the Secretary contact the Department of Economic Development to ask for assistance and try to get a representative from that department to be present at one of our Planning Board Meetings in the very near future. This motion passed unanimously.

The Secretary was asked to try and have copies of the town map made up, for the purpose of outlining the various Zoning Areas of the town.

Motion made by H. Zanni to have Mr L. Rollins contact the town attorney, Mr Harold Carroll and request his presence at our next meeting scheduled for August 27, 1968. Motion passed unanimously.

The meeting adjourned at 9:30 P.M.

Respectfully submitted

*Harry A. Zanni*

Harry A. Zanni  
Secretary

SPECIAL MEETING OF THE WATERBORO PLANNING BOARD  
Held August 27, 1968

All Board members were present

The purpose of this meeting was to review the Zoning Laws of the town of Limerick, and to use them as a guide, or reference, with modifications, in an effort to formulate Zoning Laws and/or Town Ordinances which would be for the best interests of the Town of Waterboro.

The Secretary distributed copies of maps of the town of Waterboro for the purpose of establishing districts.

The Articles discussed, and the considerations made are as follows:

Article I    PREAMBLE

O.K. as is except for possible up-dating of revised statutes.

Article II   ESTABLISHMENTS OF DISTRICTS

Change item #1 to read "Residential District Zone"

Change item #3 to "Residence, Rural, Farm and Forest District Zone"

Article III   DEFINITION

Section I to be modified.

Article IV   GENERAL PROVISIONS

Add provision that all open wells must be properly covered, or filled in.

Article V    RESIDENTIAL DISTRICT

#8 - change to 150' minimum frontage x 200 ft. minimum depth.

#9 - Minimum land area 30,000 sq.ft.

Article VI   SINGLE FAMILY SEASONAL RESIDENCE DISTRICT

O.K. except further consideration on

#5 - "Side lot and front lot set back" etc.

#7 - Change to read...."Residence, Rural Farm and Forest District"

Article VII to read RESIDENCE, RURAL-FARM-FOREST DISTRICT ZONE

These areas to include trailers?

At this point, Mr. Norman Taylor entered the meeting and submitted the surveyor's drawing of the Lake Sherburne Development, which had been submitted to and approved by the Board of Selectment.

Mr. Taylor asked the Planning Board to consider the plan and return the drawing to Mr. Cameron of Newfield, who is the owner and developer of that area.

When the plan was later reviewed by the Board, it was noted that although all of the proposed lots met the sq.ft. area requirements, there were seven (7) lots with only 75' frontage on the water.

Whereas the new proposed Zoning laws of the town will require a minimum of 100' frontage, the Board requested that the Secretary send a letter to Mr. Cameron informing him of this fact, and ask if he might consider changing the 75' frontage lots to 100' frontage, and to invite him to attend the next regular meeting of the Planning Board, scheduled for September 17, 1968.

This letter was sent to Mr. Cameron on August 28, 1968.

Selectman, Mr John Smith, entered the meeting and with Mr. Norman Taylor reported a request by taxpayers on a piece of private road which runs off of Middle Branch road to be given to the town, and requested that the town put in a good road in that area.

It was suggested by the Board that the selectmen get information from the State, in writing, to determine if the State aid money could be obtained for this purpose, if the town did accept this road. Also, that a warrant would have to be presented at the town meeting asking for appropriations for this purpose.

Respectfully submitted

*Harry A. Zanni*

Harry A. Zanni  
Secretary

MINUTES OF WATERBORO PLANNING BOARD MEETING  
Held September 17, 1968 (7:30 P.M.)

Mr. A. J. Cameron, developer of Lake Sherburne, was present at this meeting as requested by the Planning Board. Mr. Hill, Accountant for Mr. Cameron, was also present.

Mr. Cameron stated that he could not change the 75' frontage lots to 100' front because the 100' front lots were not selling but he was selling quite a few of the 75' lots. In fact, Mr. Cameron stated that he is in the process of changing the 100' lots to 75' in order to sell them, but at some later date he would consider the larger lots again, after he has realized some return on his investment.

The possibility of pollution of the area, caused from over-crowding the area with septic tanks was brought to the attention of Mr. Cameron. This potential health hazard was the reason for requesting the larger lot sizes by the Planning Board.

However, since we have no Zoning Laws or other ordinances in the town to control lot sizes, etc., the Planning Board does not have the authority to take any action to stop any developer who conforms to the minimum state requirements and to the provisions of the Waterboro Building Code.

Mr. Cameron will send copies of the plans to the Secretary.

Mr. Hanscom presented a plan of the sub-division of land of the Herron property for the Planning Board to sign. It was decided that since the property was sold in one parcel, and since the survey of the subdivision was made before the new state law requiring 15,000 sq.ft. went into effect, there was no reason for the Planning Board to sign the plan.

The question of private trailer parks in the town of Waterboro was discussed to some length.

Mr. Milton Daney, Chairman of the Planning Board, announced his resignation to the Board. A letter to this effect had been sent to Mr. Norman Taylor, Chairman of the Board of Selectmen, and to the Secretary of the Planning Board.

Harry Zanni, Secretary, will act as Chairman of the Board until the vacancy is filled by the Board of Selectmen.

The Board of Selectmen is to notify Harry Zanni by mail of their choice, so that a new Chairman will be elected at the next regular meeting of the Planning Board.

Next meeting scheduled for October 15, 1968 at Rollins Solution Co. office.

Respectfully Submitted

*Harry A. Zanni*  
Harry A. Zanni,  
Secretary

cc: Messrs. N. Taylor  
L. Rollins  
J. Hanscom  
W. Jenkins

## MEETING OF PLANNING BOARD

With Town Attorney, Mr. Harold Carroll  
Board of Selectmen and Bldg. Inspector  
Held in Biddeford, Sept. 18, 1968

This meeting was scheduled in an effort to gather information and legal advice relative to problems that exist in the Town of Waterboro.

The following is a brief summary of the points discussed and the action that can or should be taken, according to Mr. Carroll.

Problem areas include: Junk cars, old buildings or other conditions that constitute a public nuisance, fire hazards, safety hazards, health hazards, etc. The problem of trailers and trailer parks was also discussed, as well as other provisions of the Waterboro Building Code.

In regards to violations of the Building Code, Mr. Carroll advised that the Building Inspector should:

1. Notify the builder to stop working on the building if it does not meet requirements of the building code.
2. Notify owner of property by registered mail (return receipt requested) of each violation and time allowed to conform to building code.
3. Keep a copy of notice for his record and forward a copy to Board of Selectmen.
4. If violation is not corrected, Board of Selectmen can start injunction proceedings.

This procedure should be followed for each violation.

The Building Inspector can condemn a building if it does not conform to building code standards.

The Health Inspector can condemn a building if it does not meet standards of plumbing code, or the Board of Selectmen can ask the state department to inspect if a local Health Inspector is not available in the town.

The Town Constable can and should enforce town laws and ordinances (i.e., disturbing the peace, trespassing, etc.).

A special police officer can be appointed by the Selectmen to maintain law and order, either full or part time.

Mr. Carroll informed the group that there has been a recent revision in the state laws relative to trailers, and trailer parks. He advised us to update our present building code which covers trailers, and to distinguish between "travel trailers" and house trailers or mobile homes.

He also said that if there is no area available in the town for trailers such as a public trailer park, then the town should provide such an area for that purpose in order to control trailers in town. Without either, the town cannot stop trailers from coming into town, unless we have Zoning laws to control areas that may be used for trailers.

A trailer parking area may be established by the town without Zoning laws by providing a municipal lot. All trailers then could be directed to that area.

Respectfully submitted

*Harry A. Zanni*  
Harry A. Zanni  
Secretary

PLANNING BOARD MEETING  
Held with Mr Franklin A. Milliken of the State  
Planning Commission Office  
SEPT. 19, 1968

The purpose of this meeting with Mr. Milliken was to get information and guidance to help the Planning Board in formulating a comprehensive plan designed for the health and safety of the Town of Waterboro, in view of the rapid development of this area.

The Lake Arrowhead Development, in Limerick, which eventually will affect Waterboro, as well as the many smaller developments along our lakes and the ever increasing number of trailers, and need for trailer park areas, etc., has made it imperative that some immediate steps be taken to control and direct this growth in order to preserve and protect the health, safety and economy of our community.

The first question asked of Mr. Milliken was whether he knew of any distinction between a "travel trailer", a "mobile home" and "house trailer". He said that they are all classified as "trailers" and the only distinction he would make was that a "travel trailer" is one that is commonly hauled by a car without need for special road permit because of size and usually is used for temporary housing of relatively short durations, while a "house trailer" or "mobile home" is designed to hook up to outside services, such as septic tanks, water supply, power, etc., and usually are located more or less permanently on a site. They are usually 8' wide so would require a special permit to be hauled over the highways. The living quarters are usually 400 sq.ft. or more.

A travel trailer should be limited to a specific duration of time in the town, and should require either a permit or notification to the Board of Selectmen, on the first day of stay so that the time limit can be enforced.

House trailers or Mobile homes would be controlled by the building code.

Mr. Milliken advised that an area be provided by the town or a private owner to accommodate trailers, because without Zoning Laws to control trailers the town could not refuse to let a trailer in town. The town can provide an area for trailers without Zoning laws, however.

He also confirmed our understanding that the Planning Board as such has no authority to enforce or make laws, but it is our responsibility to suggest and recommend any action we feel is for the best interests for the safety, health, welfare and economic development of the community.

Mr. Milliken advised that the Planning Board members be duly sworn in as such by the Town Clerk, to avoid the possibility of having our authority challenged on matters that are relative to our function as a Planning Board. For example, a sub-division approval by the Board could be challenged if the members were not "duly authorized".

On the matter concerning the Acecapaders private trailer park, he advised that the representatives of the Acecapaders get together with the neighbors and try to work out an agreement with each other.

On the questions of procedure, etc., on formulating Zoning Laws or Ordinances, he made the following observations:

1. We should engage the services of a certified consultant.
2. Federal aid money is available for this type of project through the "701" program, which represents about 2/3's of the total cost

-continued-

3. There is a State Fund that will supplement a portion of the cost
4. The cost to the town would be approximately 25% of the total cost.
5. An approximate figure for Waterboro would be \$10,000 of which the town would pay \$2,500.00.
6. The Regional Planning Commission may soon be able to help on the consulting.
7. Consultant's services would include field work, reports on population trend, school enrollment and potential growth, present school facilities, potential industrial development, recreational development, residential, etc. Other public facilities that will be required, etc.
8. We may be able to combine our efforts with several surrounding towns that are also contemplating such a plan, thereby bringing the town's cost even lower.
9. If and when the town decides to take definite action, all that is necessary is
  - a. Appropriate money
  - b. Write to State Department of Economic Development asking for assistance and stating that the money has been appropriated for this project.
  - c. Engage services of a consultant. The firm of Mr. William Dickson was recommended by Mr. Milliken.
10. The discouraging part of this program is that it would take approximately 1 year to get all the paper work and red tape, and about another year to do the job, which means it would be approximately two years to become effective, after approval by the town.

Mr. Milliken advised that we should consider revising our present Building Code to take care of some of the immediate problems that the town is faced with because this action can be taken almost immediately, since we already have a building code. A public hearing would be required before any voting can take place.

Notes A - "Zoning" covers use of land

B - Building code and ordinances cover public safety

C - Plumbing code covers public health.

Examples of "Limitations" suggested for building code, to be considered, were

1. Lots sold, not on accepted public way, must be not less than 30,000 sq.ft.
2. Lots sold on an accepted public way must be not less than 15,000 sq.ft. or 20,000 sq.ft.
3. No construction should be less than 25 ft. from any boundary line.
4. Distinguish between travel trailer and mobile home or house trailer.,  
etc. etc.

Mr. Milliken also advised that the selectmen bring an injunction against development owners, who are selling or have sold lots under the 15000 sq.ft. state law requirements and to stop further sales of lots, etc.

In closing, a question was asked about the cost of a sewerage disposal system for the town, to which Mr. Milliken replied that the town's share of the cost would be about 20% of the actual.

Respectfully submitted

*Harry A. Zanni*

Harry A. Zanni  
Secretary

cc:(4)

MINUTES OF WATERBORO PLANNING BOARD MEETING  
Held October 15, 1968

The Secretary opened the meeting, as acting Chairman, and announced the names of the men who will fill vacancies caused by the resignation of Messrs. Milton Daney, former Chairman, and Leland Smith, former alternate member.

The following is a listing of the new members, their term of office, telephone number and position, as submitted to the Secretary by Mr. Norman Taylor, Chairman of the Board of Selectmen:

<u>Name</u>	<u>Term</u>	<u>Telephone No.</u>	<u>Position</u>
Harry A. Zanni	5 Yrs.	247-4500	Reg. Member
John Hanscom	4 "	247-3736	" "
Linwood Rollins	3 "	247-3213	" "
Wade Junkins CH	2 "	247-3777	" "
Fred Fay	1 "	247-3744	" "
Everett Smith, Jr.	5 "	247-3485	1st Alternate
Forrest Abbott, Jr.	5 "	247-3678	2nd "

The first order of business was to elect a new Chairman and Secretary.

Mr. Rollins was nominated as Chairman, but declined.  
Mr. Wade Junkins was unanimously elected as new Chairman  
Mr. Harry Zanni was unanimously elected as Secretary

Motion was made and carried that the officers would carry on for the balance of the fiscal year. Motion made and carried to elect officers to the Board each year. Motion made and carried to have all members of the Board duly sworn into office by the Town Clerk. The Secretary to request Mr Harry Smith, Town Clerk, to be present at our next regular meeting for that purpose.

Motion made and carried that the Board of Selectmen be requested to meet with the Planning Board at our next regular meeting to be held November 19, 1968 at the Rollins Solution office and that they present a report on action taken in regards to the violations of the Waterboro Building Code (junk cars, building permits, public nuisances, etc.).

The Planning Board agreed to review the present Building Code, and present any revisions they feel we should make, at our next regular meeting.

Motion was made and carried that the Board of Selectmen send a letter to  
Mr. Arthur T. Lougee, Executive Planning Director  
York County Regional Planning Commission  
Alfred, Maine

requesting the aid of the YCRPC in the preliminary preparations towards formulating a comprehensive plan for the Town of Waterboro. The Board unanimously feels that any such action should include the towns of Alfred and Lyman and other towns represented in SAD#57 since these towns may ultimately have joint municipal officers (tax assessors, etc.)

Next regular meeting November, 1968, 19th day, at Rollins Solution office, at 7:30 P.M.

Respectfully submitted

*Harry A. Zanni*

Harry A. Zanni, Secretary

MINUTES OF WATERBORO PLANNING BOARD MEETING  
Held 11/19/68 - 7:30 P.M. - at office of  
Rollins Solution Co.

All regular members and alternates were present except Forrest Abbott, Jr. The minutes of the previous meeting, held October 15, 1968, were read and accepted.

John Hanscom reported that there evidently had been some violations of the Waterboro Bldg. Code by the "Gilcreast Development", in that no building permit had been issued by the Building Inspector and that the septic tank and plumbing did not meet the requirements of the state law.

Mr. Harry A. Smith, Town Clerk, had been asked to be present at this meeting for the purpose of duly administering the oath of office to all Planning Board members.

The Board of Selectmen had also been asked to attend this meeting to bring the Planning Board up to date on actions they may have taken as a result of recommendations made to them by the Planning Board.

Mr. Norman Taylor, Chairman of the Board of Selectmen, entered the meeting about 8:00 P.M. Mr. Taylor reported that the junk car and other public nuisance violations had been reported to the State Troopers and that some of the junk car violators had been approached by the State Troopers and given 30 days, or a reasonable time, to clean up. This action was taken some time around the first part of October. No further action taken.

He also stated that "Eugley" had been notified by the Bldg. Inspector, as well as others, but no attempts have been made to correct the conditions.

At this point of the meeting Mr. Taylor called the Town Clerk and requested him to come to the meeting to "swear in" the Planning Board members. He also called Selectman, John Smith and the Bldg. Inspector, Mr. Emmons, who were attending another meeting, and asked them to come to this meeting as soon as possible.

Mr. Emmons and Mr. Smith arrived shortly after. Mr. Emmons reported that he was told that the "clean-up" committee was going to take action on the "Eugley" and other places. He also reported that he had not issued a building permit to "Gilcreast" or "Birchcrest" developments.

After much discussion on these and other violations in town it was agreed that the Board of Selectmen would provide a printed form letter or notice that would be either purchased or drawn up by the Town Attorney, and designed so that the Building Inspector would only have to fill in the blank spaces provided for, such as names, dates, addresses, type of violation, time for correcting, fine or penalty involved, etc. A separate notice must be issued for each violation. It must be sent by registered mail, with a return receipt requested. The Building Inspector will send a copy to the Chairman of the Board of Selectmen and keep a copy for his own records.

If violations are not corrected, it will be the duty of the Selectmen to take action accordingly.

The Town Clerk entered the meeting about 9:00 P.M. and administered the oath of office to all Planning Board members and alternate member present, and to the Building Inspector also. Mr. Norman Taylor said he would provide an official certificate of office, which carries the Town Seal, for each appointee.

New Business:

Planning Board to make up an article for the Town Warrant asking that expenses be provided for the Planning Board and for the Building Inspector (stamps, stationery, etc.)

Motion made and seconded that selectmen have snow removed from all four corners at intersection of Main St. & West Road.

Motion made and seconded that Selectmen be present, or submit a progress report on the issues that were discussed at the meeting, for the next regular meeting of the Planning Board to be held December 17, 1968 at 7:30 P.M. at Rollins Solution Office.

Motion made and seconded to approve plan of subdivision of land of Mr. Cameron, land known as "Lake Sherburne" Development. The Board felt it could not refuse since the plan indicated that state requirements were being met, even though the Board had requested 100' front lots rather than 75' frontage.

The Plan was signed by the Board and mailed to Mr. John Roberts, November 21, 1968, by the Secretary.

Next meeting to be held December 17, 1968 at 7:30 P.M. at Rollins Solution office.

Meeting adjourned 10:00 P.M.

Respectfully submitted

*Harry A. Zanni*

Harry A. Zanni, Secretary