

WATERBORO PLANNING BOARD
Minutes of Meeting held January 22, 1969

(Meeting of Dec. 17, 1968 cancelled due to illness)

All regular members were present ~~except~~ Mr. Fred Fay. The two alternate members were also present.

The minutes of the last meeting (November 19, 1968) were read by the secretary and accepted by the Board as read.

The Board of Selectmen were not notified of this meeting in time ~~so~~ were not present. However, Mr. Norman Taylor, Chairman of the Board of Selectmen, did appear during the meeting and presented the official "Certificate of Appointment" to each member present.

The Planning Board members had been asked at an earlier date, to review the present "Waterboro Building Code" and come to this meeting prepared to present any suggestions they might have with regard to revisions, etc., that would better serve the Town of Waterboro in the areas of health, safety and economy.

After much discussion on a number of the provisions in the present Building Code it was unanimously agreed that in view of the rapid growth and development of this area, and the increasing danger of pollution of our ponds and streams, it is imperative that the following changes be adopted as soon as possible to take care of some of our immediate needs, until a more complete and comprehensive plan can be considered for the future.

The Planning Board unanimously agreed that the following proposed changes be considered at a public hearing to be held for that purpose as soon as legal procedure will allow.

See Proposed Changes on attached sheet

The next regular meeting of the Planning Board is scheduled for Feb. 18, 1969 at the Rollins Solution Office, at 7:30 P.M.

The Board of Selectmen are invited to attend this meeting.

Respectfully submitted

Harry A. Zanni
Harry A. Zanni
Secretary

PROPOSED CHANGES

Change #1: Change Section 4, paragraph (e) to read..."For each building permit that is issued for 'new building' construction, a fee of five dollars (\$5.00) shall be paid to the inspector of buildings upon the issuance thereof. For all other building permits as required in Section 4 (a) a fee of two dollars and fifty cents (\$2.50) shall be paid to the inspector of buildings upon the issuance thereof."

Change #2: Section 4, add new paragraph (f)..."A building permit shall not be issued by the inspector of buildings until percolation tests have been made on the proposed building site, to determine the adequacy of soil for drainage purposes. If test results do not meet minimum requirement of the State of Maine Dept. of Health and Welfare, then a building permit will be denied unless an approved, self-contained, sewage purification system shall be installed."

Change #3: Section 5 (a)... change "seven" to "twenty" feet. Delete "until written consent therefor...etc. "

Change #4: Section 5 - add new paragraph (b) "A building or other structure shall not be constructed on waterfront property having less than 100' of water frontage, (measured in a straight line at high water level) or having less than 15,000 sq.ft. in area."

Change #5: Section 5 - add new paragraph (c) "Waterfront lots shall not have more than one (1) dwelling, nor accommodate more than two (2) families on any one lot that is of minimum size as described in Section 5 - (b) above."

Change #6: Section 10 (c).....Delete paragraph (c) as this is a repetition of Section 9 (d)

Change #7: Section 16 (b) - insert "in any calender year" (line 4)
add - " Said householder must submit written evidence of permission including trailer registration number and state, date of arrival and duration of visit, to the building inspector who will keep records and report violations to the Board of Selectmen.

Change #8: Section 18 will become Section 19 (No changes in content.)

Change #9: Add new Section 18 - "Sub-divisions of Land"

- (a) Any sub-division of land must comply with current revised statutes of the State of Maine.
- (b) Proposed sub-divisions of land must be submitted to, and approved by, the Water-boro Planning Board.
- (c) Approved plans must be recorded at the Registry of Deeds.
- (d) A copy of any approved plat plan or proposed sub-division shall be filed with the Town Clerk.

Waterboro
Maine
2/4/69

Public hearing on proposed Building Code changes.

Meeting held at Waterboro Town House.

Meeting called to order by Chairman Wade Junkins at 7:55 pm.

Mr. Robert Cyr, attorney, present for legal advise and interpretation of proposed changes.

The attendance was very poor. Only 2 registered voters besides the chairman and acting sect.

Upon questioning Mr. Cyr, as to the legality of the Building Code, he made these comments;

#1/ That Section 5 and Section 6 were without doubt Zoning laws.

#2/ That unless records are available of public hearings on previous changes, and, even though the Court at Alfred would probavly rule in favor of the Town in a legal contest by an alleged violator, the high court would favor the violator.

Wording must be made in Change #2 and #4. Mr. Wade Junkins will take care of this and submit all proposed changes to the selectmen within a week for inclusion into the Annual Town report.

Meeting adjourned at 8:30 pm.

Acting Secretary

Linwood S. Rollins

MINUTES OF WATERBORO PLANNING BOARD MEETING

Held February 18, 1969

The opening of this meeting was delayed awaiting the arrival of Mr. Wade Junkins, Chairman.

After several unsuccessful attempts to reach the Chairman by phone, the meeting was formally called to order by the Secretary at 8:15 p.m.

Those present were Harry Zanni, John Hanscom, Linwood Rollins, and alternate member Everett Smith.

A report of the Public Hearing on proposed Building Code changes, held February 4, 1969 was submitted by Mr. Linwood Rollins, (acting Secretary) and was read to the members. A copy of this report will be sent to the Town Clerk to be recorded.

Alterations in the wording of the proposed changes in the Building Code were recommended by Mr. Cyr, the attorney present. These were made by Wade Junkins, Chairman, and submitted to Mr. Norman Taylor, Selectman, to be entered in the Town Warrant.

The Board requested that the Secretary check with the Town Clerk to see if Public Hearings had been recorded relative to the adoption of the original Building Code in 1958 or the Revision of the Building Code in 1965.

A plot plan for the sub-division of land of A.J. Cameron and identified as "Lake Sherburne, Section #5", lots #40 through #45 inclusive, was presented to the Board for consideration.

The surveyor's drawing did not provide a space for approval signatures of the Planning Board. The Board requested the Secretary to return the drawing to Mr. Cameron with a letter asking him to make this change, and return the plan for signatures as soon as possible.

It was noted that an earlier sub-division of land of Mr. Cameron, also at Lake Sherburne, had been approved by the Board, but a copy was never received by the Planning Board to be recorded with the Town Clerk.

The State law requires that a sub-division of land must be recorded at the Registry of Deeds, after approval by the Town Planning Board, and a copy must be filed with the Town Clerk.

Mr. Cameron was reminded of this in the letter sent to him on February 19, 1969 by the Secretary.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Harry A. Zanni

Harry A. Zanni
Secretary

MINUTES OF WATERBORO PLANNING BOARD MEETING
April 11, 1969

Those present were Messrs. L. Rollins, J. Hanscom, H. Zanni and alternates E. Smith and F. Abbott.

In the absence of the Chairman, the meeting was chaired by the secretary. Minutes of the last meeting, held February 11, 1969, were read. No meeting was held during March. The secretary had been requested at the February meeting to check with the Town Clerk to see if any public hearings had been recorded pertaining to the present Waterboro Building Code. There were no public hearings recorded. However, the records showed that the Building Code, as adopted in 1958, had been posted in the Town Warrant and voted on at the Annual Town Meeting. The present Building Code, as revised in 1965, was also posted in the Town Warrant and voted on at the regular Annual Town Meeting.

A question was raised as to whether or not a public hearing is required before action would be taken at a town meeting, and it was requested that the secretary inquire into the matter.

A letter from the Maine State Highway Commission to Mr. Norman Taylor, dated March 12, 1969, was read to the Board, which quoted a price of "six to eight thousand dollars" for the installation of a traffic control light at the intersection of Main St. and West Road.

In view of this excessive cost, a motion was made and passed to request the Board of Selectmen to hire a man or woman to direct traffic at that intersection when the new school is in session during the busy hours when children are going to and coming from school and until the question of a traffic control light is resolved.

The Planning Board requests that the Chairman of the Board of Selectmen notify the secretary of the Planning Board in writing of their appointment to fill the vacancy caused by expiration of the one year term filled by Mr. Fred Fay and suggests that the new appointee be duly sworn in by the Town Clerk for the five year term.

It was reported that a chrome plating business has been started at the "Old Pickle Factory", a saw mill is being started on the "Durgan" place on Route 5 and another saw mill by Clarence Woodsum on Route 5.

Since chrome plating requires an acid process, which will be dumping acid into the soil, and could gradually filter into a nearby brook, and since the saw mills could create a public nuisance if they leave the sawdust piles and other debris unsightly, or if their operation might in any way affect the neighbors or neighborhood, the Board urges the Board of Selectmen to look into these matters and declare whether or not, in their opinion, any of these above mentioned operations are or might become a health hazard or a public nuisance. If so, the Board recommends taking whatever steps are necessary to stop any further activity at these locations.

The problem of unlicensed dogs was also discussed. This problem seems to be getting worse and fewer owners are bothering to get a license for their dogs.

The Board recommends that the Selectmen contact the responsible town official and try to enforce this law.

-Continued-

The Planning Board agreed that a public hearing be held, Monday, April 21, 1969, at the Town Hall at 7:30 P.M. on the proposed changes in the Building Code.

Notices will be posted in town and an announcement will be published in the Sanford Tribune April 18, 1969.

Linwood Rollins presented copies of the 3 subdivisions of land of A.J. Cameron on Lake Sherburne for our files. These had been accepted and signed by the Board.

A proposed site for a municipal building was presented by L. Rollins and those present unanimously agreed that it would be an ideal location.

John Hanscom will get the names of the owners of the land and give this information to Everett Smith and Forrest Abbott who were appointed to make the personal contacts and bring back information on cost, etc.

Election of a Chairman and Secretary of the Planning Board for this fiscal year will be held at our next meeting.

The Planning Board requests the presence of the Board of Selectmen at our next meeting.

Next meeting to be held on Monday, April 28, 1969, at Rollins Solution Co. office.

The meeting adjourned at 9:40 P.M.

Respectfully submitted,

Harry A. Zanni
Harry A. Zanni, Secretary

PUBLIC HEARING ON BUILDING CODE CHANGES

Held at Waterboro Town Hall, Monday, April 21, 1969

This was the second meeting held for this purpose and was requested by the body present at the regular annual Town Meeting.

The first meeting was poorly attended because of inclement weather.

This meeting came to order at 7:40 P.M.. Mr. Wade Junkins, Chairman of the Waterboro Planning Board, presided and Harry A. Zanni was the Secretary.

Change #1 - O.K.

Change #2 - Change to "because of the ever increasing problem of pollution, it is advised that a percolation test be made on any newly proposed dwelling site to determine the adequacy of the soil for drainage purposes or to follow the guide lines as set forth in the 'soil suitability guide'".

Change #3 - O.K.

Change #4 - Change the word "or" to "and"; otherwise O.K.
Some discussion on keeping dwellings back 50' from high water line. Also the 75' minimum frontage was discussed.

Change #5 - O.K.
Suggestion made to add section that a request for any variance must be submitted to the Appeals Board.

Change #6 - O.K.

Change #7 - O.K.

Change #9 - (d) add "and the town assessor's office"

All changes referred to are explained in the Town Report for fiscal year ending December 31, 1968.

It was suggested that all provisions of the Waterboro Building Code, including any changes accepted, become effective and enforceable immediately after a Special Town Meeting which will be called by the Board of Selectmen as soon as convenient.

Respectfully submitted.

Harry A. Zanni

Harry A. Zanni
Secretary
Planning Board

Copy sent to

Mr. Harry A. Smith - Town Clerk

Mr. John Smith - Chairman Bd. of Selectmen

Mr. Wade Junkins - Chairman of Plan. Bd.

MINUTES OF WATERBORO PLANNING BOARD
Held April 28, 1969

Board members present were Messrs. Junkins, Hanscom, Rollins, Smith and Zanni. Also present were Selectmen J. Smith, N. Taylor and W. Lord and Building Inspector Merrill Pazolt.

Minutes of the previous meeting, held April 11, 1969, were accepted as read.

Mr. Wade Junkins and Harry Zanni were re-elected as Chairman and Secretary respectively to serve for the current fiscal year.

Mr. John Smith formally announced that Mr. Forrest Abbott, Jr. will be the new permanent member for a 5 year term and Mr. Fred Fay will be the second alternate member for a 5 year term.

The Board recommended that Mr. Willis Lord and Mr. Wade Junkins approach the secretary of the York County Regional Planning Board as the representatives of Waterboro to see if that office would share in the cost of hiring a part time traffic director to control traffic at the intersection of Main St., and West Road during the busy school traffic hours.

The problems concerning the chrome plating business which has started at the old "Pickle Factory" on Route #5 was discussed. Mr. Junkins reported that steps are being taken by that concern to neutralize any acids that are disposed of that would be going into the septic tank and leach fields.

The selectmen agreed to look into the matters of the saw mills to determine if a nuisance exists or might be created and if a building permit is required.

The selectmen will contact the Constable to enforce the laws concerning unlicensed dogs.

The Planning Board requests a report from the Board of Selectmen on the above matters.

The question of having a "Waterboro Town Map" made up for the purpose of defining property lines and owners, for tax purposes, was discussed. It was agreed by all that the cost of having such a map made might very well be offset by the additional revenue it would bring in to the town through taxation of property which is not now taxed because of unknown owners, etc.

On the question of "No Parking" areas, John Hanscom and Harry Zanni will survey No. Waterboro and Center Waterboro to determine which areas should be restricted to "parking". Linwood Rollins and Everett Smith will survey So. Waterboro and Wade Junkins and Forrest Abbott, Jr. will check East Waterboro for the same purpose.

These findings should be reported at the next Planning Board Meeting, after which they will be submitted to the Board of Selectmen for action toward formulating a town ordinance for that purpose.

No date has been set for the next regular Planning Board Meeting. Meeting adjourned at 9:40 P.M.

Respectfully Submitted

Harry A. Zanni
Harry A. Zanni, Secretary

MINUTES OF WATERBORO PLANNING BOARD MEETING

Held June 5, 1969

Meeting called to order at 8:00 P.M. Those present were Messrs. Wade Junkins, Harry Zanni, John Hanscom, Linwood Rollins, Forrest Abbott, Jr. and Everett Smith.

Minutes of the previous meeting, held April 28, 1969, were accepted as read.

The reports on the surveys of the town for the purpose of establishing "No Parking" areas, were presented by the assigned members and are as follows:

1. South Waterboro - At intersection of Main St., West Road, and Depot Rd. - "No Parking" either side of these streets within a minimum of ~~35~~ ft. from corners of intersection.
2. Center Waterboro- "No Parking - either side" along causeway at head of lake on Route #5 between Episcopal church and camping area. Also, "No Parking on Pavement" on Route #5 at Public Beach area.
3. North Waterboro - "No Parking - either side" on Chadbournes' Ridge Road between Silas Road and Webber Road. (This area includes the blind curve by the Bradeen home and the narrow bridge at the lake outlet.)

The Planning Board recommends the above areas be considered and made a part of the proposed town ordinance to establish and control restricted parking areas in the Town of Waterboro, for the safety and welfare of the town's people and the general public.

Mr. Everett Smith read a letter from the owners of the land for the proposed new Municipal Building site. The letter indicated a willingness to consider selling the land to the town. Mr. Smith will continue corresponding in an effort to establish a price and size of lot that will be available. A further report on this matter will be made at a later date.

Mr. Douglas Foglio entered the meeting and reported that Mr. Andrew Woodsome is considering building a trailer park on his property (Mr. Woodsome's) on Route #5 in No. Waterboro. Mr. Foglio had been to see the selectmen on this matter but was told that he should contact the Planning Board for approval.

Mr. Foglio was told that he did not need approval of the Planning Board, but the Board was glad to hear that a trailer park was being considered in that area, since the town has no other provisions to accommodate trailers and felt that such a park is needed.

The Board felt that as long as Mr Woodsome follows the rules set forth in the Waterboro Building Code and conforms with the Maine State laws governing "Trailer Camps" especially with regard to water supply and sewage or other waste disposal, there certainly would be no objection.

The Board requested that a copy of the detail plan of the proposed trailer park, showing size of lots, number of lots, size and number of septic tanks, type and capacity of water supply, layout and construction of roads, number of permanent buildings or other structures, entrance, exit, etc. This is not mandatory, but the Planning Board would like a copy of this layout for its files.

Mr. Foglio said he thought he could supply this if and when Mr. Woodsome should decide to follow through with this project.

Mr. Rollins made a motion to have Stationary printed with a "WATERBORO PLANNING BOARD" letter head to be used for all official Planning Board correspondence, reports, etc. (passed unanimously)

Meeting adjourned 9:40 P.M. Date of next meeting will be announced at a later date.

Respectfully submitted

Harry A. Zanni

Harry A. Zanni, Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF WATERBORO PLANNING BOARD MEETING Held July 18, 1969

Those present were Messrs. W. Junkins, H. Zanni, J. Hanscom, L. Rollins, F. Abbott, jr., E. Smith and Chairman of the Board of Selectmen, Mr. J. Smith.

Mr. W. Junkins reported that Andrew Woodsome had given him the plan of a proposed trailer park on Route #5, in North Waterboro, and John Smith said that a permit had been issued to Mr Woodsome.

Mr. Junkins neglected to bring this plan to the meeting, but will either send it to the Secretary or bring it to the next regular meeting of the Planning Board.

Mr E. Smith reported that further contacts had been made with the owners of the land for the proposed Municipal Building site, and it was indicated that any portion or all of the land would be available except for a small piece that the owners wished to reserve. The Planning Board recommends purchasing all of the land that will be made available, depending on price.

Mr E. Smith, F. Abbott, Jr., and J. Smith will meet with Mrs. Neil Taylor to establish a price and arrange for a deposit on the land, subject to action of the Special Town Meeting.

The Planning Board voted to have the Secretary write a letter to the Building Inspector advising that no building permits be issued to Lake Arrowhead Development or any other development or sub-division of land in town until a plan of that sub-division is submitted to the Planning Board for approval, as required by State law.

Meeting adjourned at 9:15 P.M. (temperature 92°)

Respectfully Submitted

Harry A. Zanni

Harry A. Zanni, Sec'y

P.S.: A copy of the letter sent to the Building Inspector is enclosed.

TOWN OF WATERBORO

Land Subdivision Regulations of Planning Board

ARTICLE I.

Under statutory power and authority granted to Planning Boards in accordance with 30 M. R. S. A., Chapter 454, Section 4956, the Waterboro Planning Board hereby adopts, in an official meeting convened on August 9, 1972, the following Land Subdivision Regulations of the Planning Board of the Town of Waterboro, Maine. The purpose of these Regulations shall be to assure the comfort, convenience, safety, health and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community.

ARTICLE II. - General Considerations

The Board shall consider the following criteria and before granting approval shall determine that the proposed subdivision:

- (A) Will not result in undue water or air pollution. In making this determination it shall at least consider: The elevation of land above sea level and its relation to the flood plains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; and the applicable State and local health and water resources regulations;
- (B) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (C) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (D) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (E) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (F) Will provide for adequate solid and sewage waste disposal;
- (G) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (H) Will not place an unreasonable burden on the ability of the local governments to provide municipal or governmental services;
- (I) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable

natural areas;

- (J) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any; and
- (K) The subdivider has adequate financial and technical capacity to meet the above stated standards.
- (L) Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water.

ARTICLE III. - Definitions

SUBDIVISION - A subdivision shall be the division of a tract or parcel of land into 3 or more lots for the purpose, immediate or future, of lease, sale, development or building, whether this division is accomplished by immediate platting of the land or by sale of the land by metes and bounds. The term subdivision shall include the subdivision of land for non-residential purposes, mobile home parks and the re-subdivision of land.

ALLEYS AND STREETS - The term "street" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or however otherwise designated.

- A. Primary streets and highways are those which are used primarily for fast and/or heavy traffic.
- B. Secondary streets are those which carry traffic from minor streets to a major system or arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such a development.
- C. Neighborhood streets are those which are used primarily for access to the abutting properties.
- D. Summer roads are primarily for access to summer camps and cottages without winter maintenance.

ARTICLE IV. - Procedure

- A. The subdivider shall present a preliminary plan in accordance with data specified in ARTICLE V.
 - 1. The Planning Board shall inform the subdivider in writing within 30 days from the date of the next regular meeting of the Board after the data for preliminary plans have been submitted, that the plans and data as submitted, or as modified, do or do not meet the objectives

of these regulations. If the Board finds the plans and data do not meet the objectives of these regulations, it shall express its reason therefor.

2. Following the preliminary plan review, if the Board finds no modification or changes are necessary for conformity, the Board shall notify the sub-divider that final plans may be submitted as outlined in ARTICLE VI.

- a. If modification or changes are required, the Board may require that revised preliminary plans must be resubmitted for consideration.

ARTICLE V. - Preliminary Plan Application

- A. A plan of the entire tract to be developed shall be prepared at a scale of one inch to 100 feet or larger, and shall show the following information:
 1. Deed description or survey of plat boundary.
 2. Subdivision name, north point, date, and scale.
 3. Name and address of record owner, subdivider, and proposed designer or surveyor or engineer.
 4. Location, names, and present widths of adjacent streets, rights-of way and existing easements.
 5. Every lot shall be identified by lot lines and number or name.
- B. With this plan, or upon this plan shall be prepared a preliminary plat, which shall show the following:
 1. Location and width of all proposed streets, other public ways, and existing or proposed easements within the plat.
 2. Proposed lot lines and approximate dimensions.
 3. Proposed drainage for the area covered by the plat and proposed sewage disposal for each lot.
 - a. Percolation test on each lot which is to be privately sewered is required before building permit is issued by Building Inspector.
 4. Proposed uses of property not included in development.
 5. Public areas proposed, if any.
- C. The Planning Board will meet with the developer and will examine the design of the subdivision in terms outlined in this section and in ARTICLES VI and VII following, and may give preliminary approval in terms of lot and street layout and drainage and sewerage to the plan developed from the meeting.

ARTICLE VI. - Final Plan

- A. Following preliminary approval of the Planning Board, the final plat may be prepared for approval and signing by the Board and recording.

- B. The final plat shall be clearly and legibly drawn in black India ink upon tracing cloth, on one or more sheets not exceeding 24" x 36" in size. The drawing shall be at a scale of one inch equals 60 feet or larger.
- C. An original plus two white background copies must be submitted to the Planning Board. The original will be returned after approval and signing.
- D. The final plat shall show:
 - 1. Subdivision name, north point, date, and scale.
 - 2. Name of record owner, and designer or surveyor or engineer.
 - 3. Accurate dimensions of exterior boundary lines.
 - 4. Location and names of abutting subdivisions and names of owners of abutting property if not subdivided.
 - 5. The streets, lots, reservations, easements, and areas to be dedicated to public use.
 - 6. Sufficient data to determine readily the location, angles, and length of every street line, and the length of every lot line and boundary line, in order to reproduce those items on the ground.
 - 7. The location of approved irons or monuments which are installed in the ground and labeled.
 - a. An approved iron or monument must be accurately placed at every corner, angle point, point of curve, and point of tangent.
- E. Approval of the final plat by the Board shall not be deemed an acceptance by the public or by the Town of the dedication of any street or other public way or grounds.
- F. The recording of the plat in the York County Registry of Deeds is the subdivider's or owner's responsibility and is required no later than six months after the date of its approval by the Planning Board. If such is not done, the subdivision must be resubmitted by the Planning Board for reconsideration.

ARTICLE VII. - General Requirements

- A. The Board in studying a plat, will take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention will be given to width, arrangement, and location of streets, drainage, lot sizes and arrangement. Adequate street connections may be required to insure free access to adjoining subdivisions, lands, remaining land of owner, and public works facilities.
- B. The subdivider shall observe the following:
 - 1. All streets which are a part of the main highway system shall be continuations of and in alignment with adjoining links in said system and at the same or greater width.

2. No street shall be less than 50 feet wide, except that on a through street a greater width is desirable.
 3. Streets shall intersect at as nearly right angles as is practicable.
 4. As far as practicable all proposed streets shall be continuous and in alignment with existing streets.
 5. Grades of all streets shall be at a reasonable minimum, but shall be not less than 0.5% nor more than 10% for main thoroughfares.
 6. Cul-de-sacs shall, in general, be of not more than 600 feet in length and shall have a suitable turn-around at the end. When a circle is used, it shall have a minimum radius of 50 feet.
 7. Streams, banks and low areas may be set aside for parks, playgrounds, or other open spaces.
 8. In general, the minimum block lengths shall be 400 feet and the maximum 1,200 feet. The blocks shall be sufficiently wide to accommodate two tiers of lots except next to exterior boundary lines or natural boundaries.
 9. In general, lot side lines shall be perpendicular to straight street lines.
 10. Buffer zones shall not be allowed which will interfere with streets and street lines.
 11. Road shall be constructed to State Aid Road specifications.
 12. A performance bond may be required for the proper construction of roads and streets and for subsequent road and street changes.
- C. If the developer has built a portion of the streets in his subdivision and wishes the remainder of the land to revert to acreage, a suitable turn-around will be required to be constructed and dedicated.
1. If extension of street is contemplated at some later date for which the Board may allow, the Board may require a suitable circle to be constructed as a temporary turn-around.
- D. All street names shown for proposed streets located in a subdivision shall be checked with the Town Clerk to assure that none are duplicates of any existing street names.
1. The engineering center line shall be indicated for all streets and roads, either on the plat or furnished to the Board in a separate document.
- E. VARIANCES:
1. A variation of the general requirements may be permitted when, in the opinion of the Board, topography or other consideration warrants such variation.

ARTICLE VIII. - Variances and Waivers

- A. Where the Planning Board finds that extraordinary and unnecessary hardships may result from strict compliance with these standards or where there are special circumstances of a particular Plan, it may vary these

standards so that substantial justice may be done and the public interest secure; provided that such variation will not have the effect of nullifying the intent and purpose of the Official Map, the Comprehensive Plan, or the Zoning Ordinance, where such exist.

- B. Where the Planning Board finds that, due to special circumstances of a particular Plan, the provision of certain required improvements is not requisite in the interest of public health, safety, and general welfare, or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements, subject to appropriate conditions.
- C. In granting variances and modifications, the Planning Board shall require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

ARTICLE IX. - Appeals

- A. An appeal from a decision of the Planning Board may be taken to a General Board of Appeals if one has been established by the municipality in accordance with Title 30, M.R.S.A. Chapter 213, Section 2411, or to the Superior Court.

ARTICLE X. - Separability and Effective Date

- A. The invalidity of any provision of these standards shall not invalidate any other part.
- B. These standards shall take effect immediately on adoption of the same by the Planning Board or legislative body.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

September 14, 1969

York County Regional Planning Committee
Alfred, Maine 04002

Gentlemen:

The following is being submitted for consideration in your "Area Guidance Plan".

The Town of Waterboro is a fast growing community. The new SAD57, which represents five towns, will inevitably bring more families into this town in which there already exists a shortage of housing.

The lakes and ponds are attracting more people to this area, and there is a noticeable increase in retirees who are coming in to this area.

A water district and sewerage system are "overdue", especially in the So. Waterboro area.

Zoning of the town's business, residential, rural, etc. areas are urgently needed. Zoning and control of the lakes, ponds, rivers, etc. to prevent or control further pollution of our water is needed.

The development of Ossipee Mt. for winter sports as well as a summer tourist attraction should be seriously considered.

The Town or State should acquire waterfront land to establish parks for residents and non-residents.

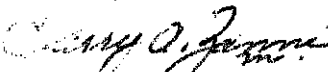
We need traffic control, especially in So. Waterboro, and by the public beach on Route #5.

We need a town map or survey for assessment purposes and to determine boundaries. Some land has never been taxed because the owners are not known.

Our present building code needs to be up-dated and made more complete.

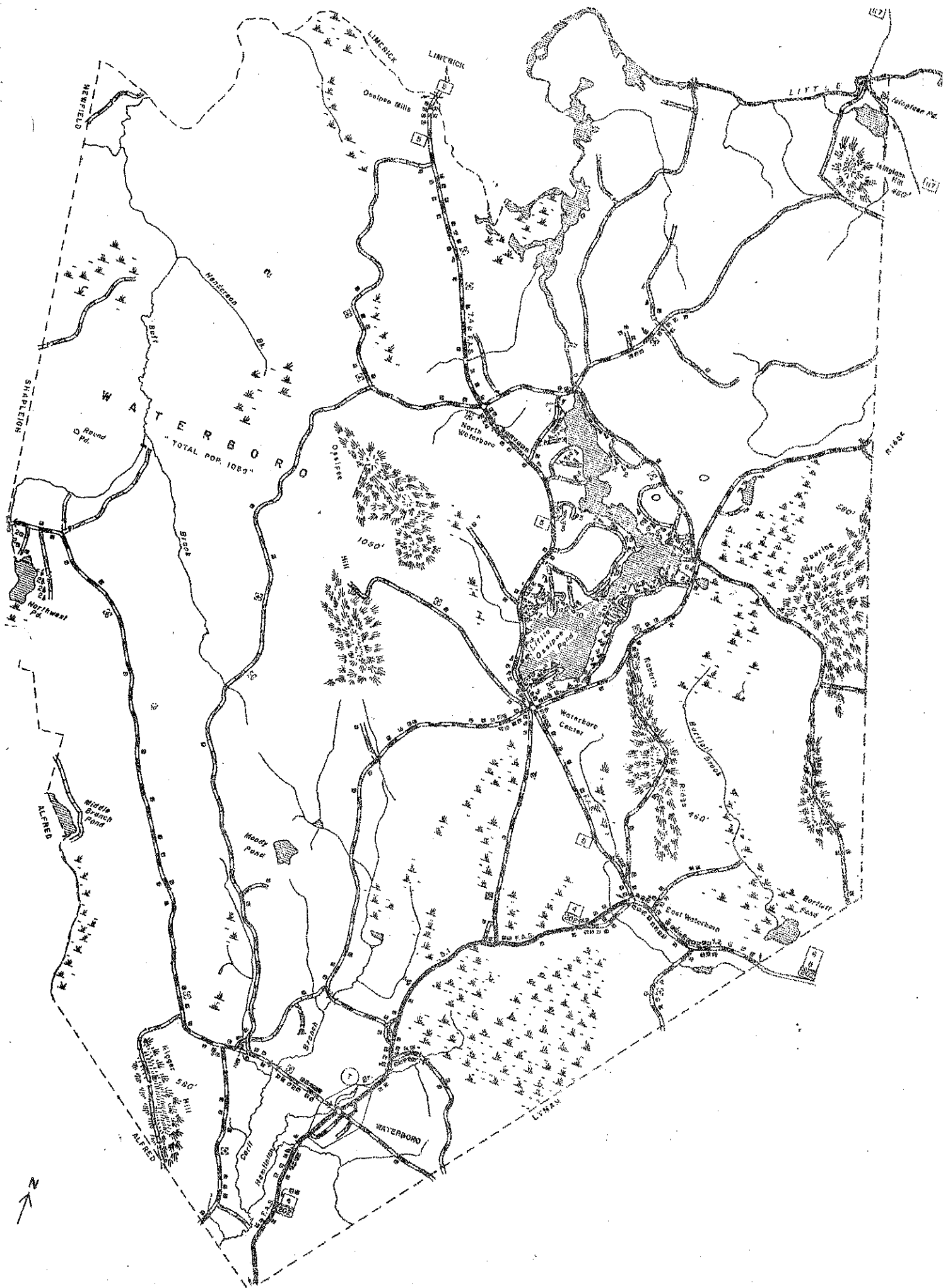
Waterboro needs a complete comprehension planning to guide us as we grow so that we may avoid some of the mistakes of the past and to protect the health, safety and general welfare of this community and its residents.

Sincerely,



Harry A. Zanni
Secretary
Waterboro Planning Board

HAZ/m



September 14, 1969

York County Regional Planning Committee
Alfred, Maine 04002

Gentlemen:

The following is being submitted for consideration in your "Area Guidance Plan".

The Town of Waterboro is a fast growing community. The new SAD57, which represents five towns, will inevitably bring more families into this town in which there already exists a shortage of housing.

The lakes and ponds are attracting more people to this area, and there is a noticeable increase in retirees who are coming in to this area.

A water district and sewerage system are "overdue", especially in the So. Waterboro area.

Zoning of the town's business, residential, rural, etc. areas are urgently needed. Zoning and control of the lakes, ponds, rivers, etc. to prevent or control further pollution of our water is needed.

The development of Ossipee Mt. for winter sports as well as a summer tourist attraction should be seriously considered.

The Town or State should acquire waterfront land to establish parks for residents and non-residents.

We need traffic control, especially in So. Waterboro, and by the public beach on Route #5.

We need a town map or survey for assessment purposes and to determine boundaries. Some land has never been taxed because the owners are not known.

Our present building code needs to be up-dated and made more complete.

Waterboro needs a complete comprehensive planning to guide us as we grow so that we may avoid some of the mistakes of the past and to protect the health, safety and general welfare of this community and its residents.

Sincerely,

Harry A. Zanni
Secretary
Waterboro Planning Board

HAZ/m

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MEETING OF SEPT. 24, 1969

The meeting was called to order at 7:55 P.M. Those present were Messrs. Junkins, Zanni, Rollins, Hanscom and Mr. Merrill Pazolt, Building Inspector. The secretary read the minutes of the previous meeting held July 18, 1969.

FORREST ABBOTT JR. was also present

The information requested by the York County Regional Planning Commission for an "Area Guidance Plan" was forwarded to that office by the secretary and a copy was read to the Planning Board. The Building Code changes, voted on at the special town meeting on 8/23/69 were submitted to Mr. John Smith, Chairman of the Waterboro Board of Selectmen, for printing.

Mr. Junkins forgot to bring the plan for the Trailer Park being developed in No. Waterboro, but promised to bring it to the next Planning Board Meeting.

Mr. John Hanscom reported that a boat house with an apartment overhead has been or is being built on the lake, which is in violation of our Building Code. Owner is a Mr. Belham on East Shore Road, next to Harold Lear. Other evidence of possible violations were also reported and the Building Inspector assured the Board that he would investigate and take whatever action is required.

Other violations relative to septic tank installations were reported. Septic tanks are being installed without a permit, and are not being inspected by plumbing inspector before being covered.

The Planning Board unanimously recommends that the Board of Selectmen instruct the Plumbing Inspector and send a letter to all plumbing contractors and septic tank dealers in the area to notify them that a permit is required by State Law before they install a septic tank. (Section 14 Waterboro Building Code) and that the Plumbing Inspector must inspect and approve all installations before tanks are placed in position, and again after the installation is completed, but before it is covered over.

The Secretary was requested to notify Fire Chief Raymond Emmons that the gate at the lake outlet will be opened this weekend so that he can take whatever steps may be necessary to prepare the fire hydrants for low water in case of fire.

Mr. Emmons was contacted by phone on 9/29/69. He stated that because of a limited length of pipe it would be wise to keep the water level high enough so that the hydrants can be used if needed. It was agreed that Mr. Emmons would notify the Secretary when he felt the gate should be closed.

Next meeting is tentatively scheduled for Wed., Oct. 1, 1969, if the town Attorney can be present on that night to clarify some legal points for the Planning Board. Mr. Junkins will contact the Attorney and notify the Board if that date is not convenient.

Meeting adjourned 9:30 P.M.

Respectfully Submitted

Harry A. Zanni
Harry A. Zanni, Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF MEETING HELD 10/8/69

Those present were Messrs Junkins, Zanni, Rollins, Hanscom.

This meeting was called to review two plans for sub-divisions of land at Lake Sherburne, owned by Mr. Albert J. Cameron.

One of the plans, showing a division of "back land", was not approved because Lot #7B appeared to be less than the required 15,000 sq.ft. as required by law.

The other plan was also returned without approval because Lot Nos. 34 and 35 did not appear to conform with the necessary 100' frontage required on water-front property. Dimensions were missing in some instances, and were not to scale in other cases, so it was impossible to determine exactly how much frontage was intended.

Plans of Lake Sherburne sub-divisions which have been approved to date are as follows:

Section I	Lots #1 through #6 and #15 through #24
Section II	Lots #7 through #14 and #25 through #27
Section V	Lots #40 through #45
Section VI	Lots #46 through #53

These four sections were approved by the Planning Board before the recent revisions of our Building Code.

Wade Junkins called the Building Inspector to ask if he would investigate a report that several cottages were being built at Lake Sherburne without a permit, and that an "office" building had been moved from its site and relocated at another site without a permit.

Mr. Pazolt said he would inspect the premises the following day to see if these violations did exist. He also agreed to return the two unapproved sub-division plans to Mr. Cameron.

The next Planning Board meeting will be held Wednesday, October 15, 1969 at the Rollins Solution Office. The Building Inspector and the Board of Selectmen are asked to be present at this meeting.

Respectfully submitted

Harry A. Zanni
Harry A. Zanni,
Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF SPECIAL MEETING
Held Oct. 15, 1969

Those present were Messrs. Junkins, Zanni, Hanscom, Rollins, & F. Abbott Jr., Selectmen Clinton Woodsome and Norman Taylor; Mr A. J. Cameron, Developer of Lake Sherburne was also present with his Attorney John Roberts and Surveyor Francis M. Comey.

Plans of Lake Sherburne Development, Sect. 2A and 4A, which had earlier been rejected by the Planning Board because of non-conformance with the Building Code, were reviewed by the group.

The lots in question will be revised and new, or revised, surveyor's plans will be submitted to the Planning Board for approval.

The gate at the lake outlet was closed by request of Mr. Ray Emmons, Fire Chief, because the level of the water was getting close to the end of the fire hydrant pipe. Since the water level of the lake is still high for winter, Mr. Emmons agreed to move the hydrant across the road to deeper water.

The gate was opened again Sunday, October 19, 1969 and will remain open until the water level reaches the "low" mark of $4\frac{1}{2}$ ft. at the gate. This is the level that the committee agreed would be considered for the winter season.

Copies of the "Subdivision Regulations For the City of Saco" were issued to all Planning Board members and will be mailed to those who were not present. All members, and alternate members are asked to read them carefully and consider how or if we can apply these regulations to Waterboro.

Please bring the copies with you to the next meeting of the Planning Board, scheduled for Wednesday, October 29, at 7:30 P.M. at Rollins Solution office.

The Planning Board extends its thanks and appreciation to the Building Inspector, Mr Merrill Pazolt, and the Selectmen for their cooperation in the handling of the Lake Sherburne problem.

Respectfully submitted.

Harry A. Zanni

Harry A. Zanni, Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

PLANNING BOARD MEETING
Held Oct. 29, 1969

Those present were Messrs. W. Junkins, H. Zanni, J. Hanscom, F. Abbott, L. Rollins and E. Smith, Jr. The meeting was called to order at 7:45 P.M.

Plans of Lake Sherburne subdivisions, Sect. 4A & 2A were resubmitted to the Board and approved as revised.

The lock and keys and the sign that the Board of Selectmen agreed to provide last year for the Lake Control Committee, have not yet been received by that committee. The Planning Board requests the selectmen to look into the matter and provide these items as agreed.

A motion was made and passed unanimously, that the Board of Selectmen be notified that the Planning Board still feels that a traffic control light should be installed at the intersection of Main St. and West Rd.

The Planning Board requests the selectmen to contact our Town Attorney to get answers to the following questions:

1. Is it illegal to spend town funds to build, repair, plow or otherwise maintain roads that are not town roads?
2. Is the town required to plow or otherwise maintain roads that are not town roads, such as pond roads and other private ways around the lake or town?

The Planning Board requests a report on these questions from the Board of Selectmen.

The Board of Selectmen is invited to attend our next regular meeting (Nov. 19, 1969) to discuss the problem of maintaining private roads.

The "Subdivision Regulations for the City of Saco" were reviewed by the Planning Board and it was agreed by all present that these regulations could be used for Waterboro except for Article II - D (relative to maintenance and plowing of summer roads) and Article IV - B-a (relative to percolation tests. This is covered in our Building Code.)

It was agreed that after we get an answer from the Town Attorney on maintenance of private roads, etc., the secretary will present these regulations for final action by the Planning Board for adoption.

A motion was made and passed that the Secretary purchase copies of Simons' deeds to Lake Arrowhead (1) Book #1802 Page 887 and (1) Book #1802 Page 891.

Meeting adjourned 9:36 P.M. Next meeting will be held Wed. Nov. 19, 1969 at Rollins Solution office.

Respectfully submitted

Harry A. Zanni
Harry Zanni
Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF MEETING HELD NOV. 19, 1969

Present were Messrs. W. Junkins, J. Hanscom, L. Rollins, F. Abbott, Jr., and H. Zanni.

The Board of Selectmen had been invited to attend this meeting. Selectman Clinton Woodsome was present.

Another plan for sub-division of land at Lake Sherburne was presented to the Board for consideration. Section 3, containing lots #28 thru #32, was inspected, approved and signed by the Planning Board. Mr. Woodsome agreed to look into the matter of locks, keys and sign that was to have been provided for the Lake Level Control Committee.

Mr. Woodsome also agreed to ask Mr. John Smith, Chairman of the Board of Selectmen, to send a letter to the town's attorney for answers to the questions concerning the spending of town funds on private roads, etc. A copy of the reply to be sent to the Secretary of the Planning Board.

The Planning Board is grateful to Mr. Woodsome for being present and for his assistance at this meeting.

The "Sub-division Regulations for the Town of Waterboro" were unanimously approved by the Board.

A motion was made and passed unanimously that 50 copies be printed as soon as possible and the cost of printing to be taken from the Planning Board treasury.

Mr. L. Rollins informed the Board that representatives of Lake Arrowhead development would like to meet with the Board as soon as is convenient.

The next meeting will be held December 3, 1969 at 7:30 P.M. Lake Arrowhead representatives are invited to attend at 8:00 P.M.

Respectfully submitted

Harry A. Zanni
Harry A. Zanni, Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF MEETING HELD DEC. 3, 1969

Those present were Messrs. W. Junkins, H. Zanni, J. Hanscom, L. Rollins and from the Lake Arrowhead Estates Mr. Bowran, developer, Mr. J. Roberts, Attorney, and Mrs. Fabian, Sales representative.

Two more plans of Lake Sherburne sub-division were submitted and approved by the members present.

Section 1A - lots #1A thru #6A and #15A thru #24A
Section 3A - lots #25A, #27A, and #29A thru #32A

Selectman Clinton Woodsome, had earlier delivered the lock, keys and sign for the Lake Level Control Committee to H. Zanni. Mr. J. Hanscom agreed to put up the sign, attach the lock to the gate and distribute the keys to the assigned members of that committee.

Printed copies of the new "Sub-division Regulations for the Town of Waterboro" were distributed to all present, including the representatives of Lake Arrowhead. Copies will be mailed to members and alternates not present and to members of the Board of

Selectmen, Building Inspector and Town Clerk.

Attorney Roberts, representing Lake Arrowhead Estates, presented copies 3 preliminary plans

He informed the Board that the engineers would not have time to complete their work this year. 3 sections - all in the Waterboro area.

Finished plans will be bound and indexed in book form when completed.

Most lots will be 20,000 sq. ft. or over. Approximately 180 lots sold, some of which are 15,000 sq. ft. or more but some less than 20,000 sq. ft. were sold or under contract before the effective date of the revised statutes of Maine.

Water will be supplied from a central source. Lots will be individually sewered (septic tanks). Approximately 1,000 lots in Waterboro.

Mr. Bowran stated that his engineers will take care of the percolation tests.

Mr. Roberts was asked if the developer was required to submit a plan to the Planning Board for approval and an approved plan recorded at the Registry of Deeds before lots were sold with reference to that plan (as stated in "Information Pamphlet #1, "Regional and Municipal Planning Statutes in Maine - 1967", taken from "title 30"). He said that since the engineers had not completed the plans, most of the lots sold were measured in metes and bounds and only a few had been sold with reference to a plan.

(Continued)

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES (Concluded)

As sections are completed copies of the plans will be submitted to the Board.

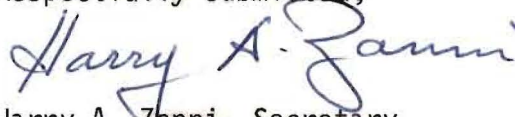
Including contour overlays, transparencies, etc.

Lots are being sold for recreational or second homes.

Will maintain own roads for 20 years.

Will not burden the town in any way.

Respectfully submitted,

A handwritten signature in blue ink that reads "Harry A. Zanni". The signature is written in a cursive style with a large, stylized "H" and "Z".

Harry A. Zanni, Secretary

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

SPECIAL PLANNING BOARD MEETING

December 17, 1969

Requested by Atty. John Roberts

For: Lake Arrowhead Estates

Those present were Messrs. W. Junkins, H. Zanni, J. Hanscom and L. Rollins of the Planning Board and Atty. Roberts, representing Lake Arrowhead Estates.

Plans of Section 2 and Section 3 of the "Lake Arrowhead Estates" development in No. Waterboro were presented to the Board for inspection.

Atty. Roberts asked to have the plans signed by the Planning Board so that he could have them recorded at the Registry of Deeds before Jan. 1, 1970, since some of the lots did not contain the 20M sq.ft. area required after that date.

The Board had some questions which they wanted to ask the developers, Messrs. Coleman and Bowran, but was informed that they were both in Florida for the holidays and would not be back until about Jan. 7, 1970.

Sec 2
Lot 1280 - 1825
Sec 3
Lot 780 - 982
After much deliberation by the Board, it was decided that, since the areas shown in Sections #2 and #3 were surveyed before the new law requiring 20M sq.ft. was passed, and since it would impose an exorbitant cost on Lake Arrowhead to resurvey the areas involved if the Planning Board did not sign these plans so that they could be properly recorded at the Registry of Deeds before Jan. 1, 1970, and in an effort to indicate to Lake Arrowhead our desire to cooperate with them, the Planning Board would sign these plans, but strongly recommends that more waterfront areas are made available for use by owners of back lots.

This was put in the form of a motion by H. Zanni and approved unanimously by the Board members.

Mr. Roberts felt that the developers would grant our request and asked for a copy of the motion, to present to Lake Arrowhead Estates. This request was approved and a copy will be forwarded by the Secretary.

The meeting adjourned at 10:15 P.M. The next meeting will be on Wednesday, Jan. 14, 1970 at the Rollins Solution Co. office.

Respectfully submitted

Harry A. Zanni
Harry A. Zanni, Secretary