

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Jan 12 at Rollins Solution offices.

Present were; Linwood Rollins, Andrew Woodsome, Jr., Everett Smith, Jr Clinton Woodsome, and Forrest Abbott, Jr.

Meeting called to order by Chairman Clinton Woodsome

Minutes of previous meeting read and accepted.

A. J. Cameron's plan of section 3A again presented. It seems that he wants just Lot 25A approved. Says the rest had been approved already. On checking the records, it was found that all lots shown were approved in 1969, including lot 25A.

He had another plan for approval, consisting of 2 lots, called "A" and "B", on the old Red Schoolhouse Road. This plan was returned for better identification of lots, and location on master plan.

Wade Junkins sent a revised sketch of the municipal building. He says that the cost of a plan for a building costing \$95,000 to \$100,000 would be \$1104.96. If 80% of the materials were purchased from L. C. Andrews, there would be a refund of \$736.64, making the cost of the plans \$368.32.

After some discussion of subdivision regulations, it was voted to invite Mr. Myron Lamb to a special meeting Jan 19, to answer questions about the regulations.

Adjourned at 8:45 PM

SPECIAL NOTE! Special meeting Wed evening Jan 19 at 7:00 PM at Rollins Solution offices. If you have any questions about subdivision regulations, write them down and bring them along.

Everett Smith, Jr.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of special meeting held Jan 19 at Rollins Solution offices.

Present were; Andrew Woodsome, Jr., Forrest Abbott, Jr., Linwood Rollins, Wade Junkins, Clinton Woodsome, also Building Inspector Merrill Pazolt and Selectman John Smith.

Minutes of the meeting were taken by Linwood Rollins in the absence of Secretary Everett Smith, Jr.

Meeting called to order by Chairman Clinton Woodsome.

Mr. Myron Lamb of the Y. C. R. P. C. was a guest at this meeting to answer questions about subdivision regulations.

Our subdivision regulations of Nov 19, 1969 were discussed. Mr. Lamb felt that our plan is very mild. He said that the subdivision regulations were O K and would stand whether the Town votes them or not. He recommended allowing no building within 250 ft. of a body of water.

Mr. Lamb said he would come to any of our meetings if he could be of any assistance.

Clinton Woodsome is going to contact Mr. William Winter of Sewall Engineering regarding the price of a base map of the town reduced for the Planning Board, similar to the one prepared for Mr. Lamb.

Lot 25B of Sect 3A and Lots "A" and "B" of Sect 8 of Lake Sherburn were approved by the Board.

Mr. Lamb recommended that we get in touch with Mr. Tibbetts of the State Sanitary Engineering Dept. regarding Waterboro Co's degreasing operation.

It was decided to revise and approve our subdivision regulations at our next meeting.

Adjourned at 9:30 PM.

Next regular meeting in February moved ahead to Feb 2 at 7:00 PM at Rollins Solution offices.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Feb 2, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Forrest Abbott, Jr., Wade Junkins, Andrew Woodsome, Jr., Everett Smith, Jr.

Guest - John Winslow of the Conservation Commission.

The Secretary acted as Chairman in the absence of Clinton Woodsome.

Minutes of the previous meeting accepted as read.

The evening was spent in revising the Subdivision Regulations.
The following revisions were made:

In Article II, 1st paragraph, "Subdivision" - The sentence "Division of land for agricultural purpose into lots or parcels of five (5) acres or more and not involving a new street shall not be deemed a subdivision." is to be deleted.

In Article ~~III~~ A 1. The statement "the Planning Board shall inform the subdivider in writing within tne (10) days" shall be changed to read "thirty (30) days".

In Article IV A 2. Add "each lot identified".

In Article V D 7. The last two words "and labeled" shall be deleted.

In Article VII Sect B. Add # ~~II~~ to read "A performance bond shall be required for completion of streets and drainage".

It was voted to accept the Regulations as revised.

Meeting adjourned at 9:00 PM.

Next regular meeting March 8 at 7:00PM at Rollins Solution offices.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Mar 8 at Rollins Solution offices.

Present were: Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Clinton Woodsome, Wade Junkins, and building inspector Merrill Pazolt.

Meeting was called to order by Chairman Clinton Woodsome.

Minutes of the previous meeting approved as read.

The evening was spent in discussion of the problems that have come about as a result of the recent court action which was decided against the town.

It was felt that we should get some legal advise concerning any questionable sections or passages in the present Building Code or in the Subdivision Regulations. After town meeting is over we can perhaps get someone from the Maine Municipal Association, the York County Regional Planning Commission, or perhaps the Town Lawyer.

Clinton Woodsome said that he was told that we were not charged with presenting a plan for a Municipal Building at the Town Meeting. It was decided that we would not do so, but that we should have a hearing later to get opinions on the building.

Meeting adjourned at 9:00 PM.

Next regular meeting Apr 12 at 7:00 PM at Rollins Solution offices.

Everett W. Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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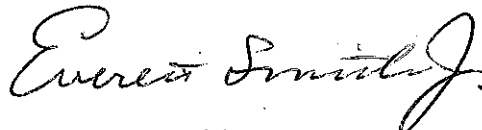
Mar 13, 1972

Dear Mr. King:

It has been the practice of the Planning Board for some time to send a copy of the minutes of their meetings to each of the Selectmen. I am therefore sending you a copy of our last meeting and will see that you get one of each future meeting.

You should also know that the selectmen are welcome at all of our meetings if they wish to attend.

Sincerely

A handwritten signature in cursive script that reads "Everett Smith, Jr." The signature is fluid and elegant, with a large initial 'E' and a trailing flourish.

Everett Smith, Jr.

Secretary.

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Apr 12 at Waterboro Fire Station.

Present were; Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr. Clinton Woodsome, Andrew Woodsome, Jr., Wade Junkins. Also selectmen John Smith and Stephen Kasprzak and Conservation Commission members John Winslow and Lee Perry.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting approved as read.

John Winslow asked what the planning board is going to do about zoning of navigable waters flowing into the Saco River - perhaps a moratorium on construction within 250' for a year? He will ask Mr. Carl Laws to come and talk with us next meeting - or perhaps a special meeting. The selectmen are invited to attend.

Secretary was instructed to write the Maine Municipal Association and ask about a member of the planning board submitting a plan of subdivision development - does it bring up a conflict of interest? He will request an answer in writing for our records.

John Smith said that on Apr 1 the selectmen issued new appointments for planning board members. The certificates may be obtained at the town clerk's office. The planning board for the next year is as follows:

Forrest Abbott, Jr.	5 yrs.
Clinton Woodsome	4 "
Everett Smith, Jr.	3 "
John Hanscom	2 "
Linwood Rollins	1 "
Wade Junkins	alternate
Andrew Woodsome, Jr.	"

Since the certificates were issued, the selectmen received a resignation from John Hanscom. Andrew Woodsome Jr will be appointed in his place, and a new alternate appointed.

There was some discussion of the proposal, recently written up in the Portland Press Herald, to dispose of the liquid waste of some of the communities in Massachusetts by pipe line to areas in York County, treat the waste, then spray it on certain areas for 26 weeks. The other half of the year it will be held in holding tanks, some underground.

It was voted that a moratorium be established against bringing any liquid waste onto the Town of Waterboro from any other town, city, or area, effective until the next annual town meeting. The selectmen and Conservation Commission members present endorsed the motion.

Clinton Woodsome had to leave at 8:00 PM

Linwood Rollins said he had approached a member of the Lyman planning board concerning a joint meeting with them and Alfred planning board. to discuss common problems. This was thought to be a good idea.

The selectmen are going to check into the matter of liquid waste being dumped in an area a few hundred feet behind the regular town dump.

John Smith suggested that the selectmen take a copy of the Building Code to another lawyer and get his opinion of it. If it isn't legal, how can we take steps to make it legal? All agreed this is a good idea. They will also ask his advise on writing up a Comprehensive Plan.

The secretary was instructed to ask the town clerk to check the records to determine if a public hearing was held prior to the adoption of the building code in 1958.

Linwood Rollins said he had spoken to M. Sumner Brackett about giving the town some land next to the "Old Mill Pond". Brackett came back later and said he was planning to put in a road through his proposed development and how about the town helping if he gave some land?

Stephen Kasprzak asked if the planning board had a Comprehensive plan ready yet. He was told "No". - that none of us knew how to start. He suggested that at a meeting with Lyman and Alfred boards perhaps the three boards could work up something between them - share the cost of legal advise, etc.

A plan for A. J. Cameron's development on Lake Sherburn was approved. It includes Lots 24, 25, 26, 27 in Section 4.

A plan for a development by Stephen Kasprzak and Robert McAuliffe was approved. Located on Old Alfred Road between Milne's development and the land the town bought for a municipal building. Includes Lots 1 thru 9.

Meeting adjourned at 8:50 PM.

Next regular meeting May 10.

Everett Smith J.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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Minutes of meeting held May 10, 1972 at Rollins Solution offices.

Present were; Clinton Woodsome, Andrew Woodsome, Jr., Linwood Rollins, Everett Smith, Jr., Wade Junkins, Forrest Abbott, Jr., Gordon Carpenter, newly appointed alternate member, and Building Inspector Merrill Fazolt.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of meeting Apr 12 read and approved.

Letter from M M A concerning member of the planning board submitting development plans read. Briefly, it said that an alternate member can vote in his place to avoid conflict of interest.

M. S. Brackett submitted a preliminary plan of his development in back of the Grange Hall in SO. Waterboro. He is offering the town a strip of land along the West bank of the Mill Pond. Voted to approve the preliminary plan with the stipulation that he have a turn-around or an easement on the road towards the schoolhouse. Also recommended that the Conservation Commission look into the matter of the strip of land and negotiate for Lot 18 on the Northeast corner of the development.

v Plan for Cameron's development on Lake Sherburn presented. Lots 28 thru 34 of Section 4A. Voted to table the plan until we get interpretation of how to measure waterfront frontage. Sec'y instructed to call the Regional Planning Commission for information.

It was stated that the selectmen are arranging a meeting with a lawyer to discuss the problems of the Building Code. It was voted to speak to the lawyer concerning including stricter regulation for buildings- stronger roofs on mobile homes, electrical and plumbing inspections, etc. Also inquire what we should make building code and what we should make police ordinances.

A preliminary plan presented by Clinton and Clarence Woodsome of a development in NO. Waterboro. Some changes were suggested. C. Woodsome said he would make the changes, then present the plans to the E. I. C.

Linwood Rollins reported on the meeting with Mr. Carl Laws on Apr 26. About all we learned was that he would like the town to put a moratorium on construction within 250' of the Little Ossipee River where it borders on town land.

Adjourned at 9:05 PM.

Everett Smith Jr.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of Special Meeting held June 7, 1972 at Rollins Solution offices

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr.,

Wade Junkins, Forrest Abbott, Jr., Selectmen Starr King and Stephen Kasprzak, and Conservation Commission member John Winslow.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting read and accepted.

This meeting was called to meet with Attorney Robert Ferguson. Mr. Ferguson was unable to attend, but will be at our regular meeting on June 14. It was reported that at a meeting with the selectmen, Mr. Ferguson said that our Building Code needs a major revision.

Two representatives of Lake Arrowhead development were present. It seems that the bank will not approve loans for building on two of their lots included in a section approved by us before September, 1971 but the sale of which was recorded after that date. The bank wants the Planning Board to "re-affirm the approval of the subdivision in accordance with a ruling of the State attorney general. Since the Planning Board has had no notice of this from the attorney general and to date no positive affirmation, it was decided to wait until we can talk with Mr. Ferguson and get his opinion, or advise.

The Arrowhead representatives said they would send a booklet containing maps of all sections of Lake Arrowhead showing all roads, etc., but no individual lots. Also will include an over-all map.

In August, 1971, the Board met with Mr. Myron Lamb and Mr. Richard Tallson to discuss writing a Comprehensive Plan. During the meeting, they examined our Subdivision Regulations and said they were very good. They offered to take a copy with them, go over them, and suggest any revisions necessary. Since we have heard nothing about this to date, the secretary was instructed to write the Southern Maine Regional Planning Commission and try to obtain the suggested revisions.

Linwood Rollins wondered if a meeting with contractors and developers in the area to discuss the subdivision regulations recommended by the S. M. R. P. C. would do any good. It was decided to wait until after the next regular meeting and see what the lawyer says. Also to give priority to the Building Code at the meeting.

The secretary was instructed to write to American Insurance Association and request copies of their booklet "Abbreviated National Building Code.

Adjourned at 9:00 PM

Next Regular meeting June 14 at 7:00 PM at Rollins Solution offices.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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Minutes of meeting held June 14, 1971 at Rollins Solution offices.

Present were; Linwood Rollins, Andrew Woodsome, Jr., Gordon Carpenter, Everett Smith, Jr., Wade Jenkins, Clinton Woodsome, Forrest Abbott, Jr., Selectmen Starr King, John Smith, and Stephen Kasprzak, and Conservation Commission member John Winslow.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting read and approved.

Attorney Robert Ferguson was present to give advise about the Building Code. To start, he said he would advise us to adopt a new Building Code. His is so full of items that belong in other ordinances the it is useless.

The best way to start would be to adopt the Abbreviated National Building Code or some other model code as is, then amend as we find the need for it.

About the problem from last week of re-affirming subdivisions we approved before Sept, 1971, we learned that the attorney-general has issued a new directive, that the "grandfather clause" will apply to such instances. So we can ignore the request for re-affirmation.

If we want to control modular, pre-fab, and mobile homes, we should do so in separate ordinances and not include them in the Building Code.

In holding a public hearing about the Building Code, either the Planning Board or the Selectmen may call for it. The Selectmen should call the town Meeting.

Mr. Ferguson will take a copy of our Subdivision Regulations and evaluate them for us, then recommend any deletions or additions needed.

It was voted that Chairman Woodsome should return the request to the Southern Maine Regional Planning Commission to work on town map of land usage this summer, preparatory to writing a comprehensive plan.

Mr. Ferguson answered a number of questions for the Planning Board members and the Selectmen, for which we were all grateful.

If we get enough copies of the Abbreviated National Building Code soon enough, the chairman will call a special meeting. Otherwise, the next regular meeting will be July 12 at 7:00 PM at Rollins Solution offices.

Meeting adjourned at 9:00 PM.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
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Minutes of meeting held July 12 at Waterboro Fire Station.

Present were; Clinton Woodsome, Forrest Abbott, Jr., Andrew Woodsome, Jr., Wade Junkins, Selectmen Stephen Kasprzak and Starr King, and Building Inspector Merrill Pazolt.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting read and accepted.

A letter from Mr. Joseph J. Volante, a land owner at Lake Arrowhead was read. It was in regard to bad water conditions in the system at Arrowhead, and the owners' problem with the developers in this regard. It will be put on file in case we get a request to approve Section 6.

Two representatives of Ossipee Lake Tent and Trailer Park were present to show preliminary plans of expansion and revision of the park. They plan to eliminate the row of trailer parking lots next to the water and move them up the hill, leaving only one row in the rear of the field. They were told they should use the entrance off Route 5 only as an entrance and have an exit on the mountain road. This they agreed to try, and also agreed to put up a sign next to Route 5 telling their customers that the shore along there is state property and is not to be used by boats. They are trying to work through state agencies as well as through the town.

It was voted that the secretary write to Mr. Raeburn W. MacDonald, Chief Engineer of Water & Air Environmental Improvement Commission, Augusta. Tell him that the Planning Board is interested in what the Blow Bros. Trailer Park is doing in expanding, etc., and would like to be kept informed as to what action the state takes with them. Also that the board feels that there is a traffic hazard on the highway at the entrance to the park and it is hoped that the proper state agencies consider this fact.

It was voted to ask Attorney Robert Ferguson if he could possibly meet with the board July 19th in order for us to give him ideas of what we want for a hearing prior to a special town meeting. If he cannot make that evening, sec'y will try to make another date as near as possible to this one.

Preliminary Plans of development in No. Waterboro of Clarence and Clinton Woodsome were presented and approved. Includes Lots 1 thru 14.

Adjourned at 9:30 PM.

Eurus Smith J.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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Special Meeting held July 25 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., Andrew Woodsome, Jr., Building Inspector Merrill Pazolt, and Attorney Robert Ferguson.

This special meeting was called to meet with Attorney Ferguson in order that he might square us away in getting ready to adopt a new building code.

We can adopt The Abbreviated National Building Code "by reference", and write the penalties ourself.

Mr. Ferguson agreed to write up the necessary papers to present the code we want to adopt at the hearing which must be held first. He will write in the penalties - the maximum the state will allow. He will also do the same for the State Plumbing Code.

The 250' zoning of navigable waters was discussed. It was decided to go with the State Plumbing Code first and see if the State Legislature makes any changes in the next few months. *Also to discuss this at the hearing*

The secretary was instructed to try to obtain extra copies of the Abbreviated Building Code and the State Plumbing Code.

Mr. Ferguson recommended that we have the town clerk have records of names of streets in town.

Mr. Ferguson discussed our subdivision regulations with us, telling of some revisions needed. He will send a copy of his revision of the regulations, so that we may adopt them, then have copies printed for distribution.

M. S. Brackett's final plan of his development back of Grange Hall presented and approved. Lots 1 through 17 inclusive.

Next regular meeting Aug 9 at 7:00 PM.

Everett Smith Jr.
Sec'y.

Correction of Paragraph of 250' - it was decided to bring this subject before the hearing.

Waterboro Planning Board

TOWN OF WATERBORO
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Minutes of Meeting held Aug 9, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Gordon Carpenter, Andrew Woodsome, Jr., Everett Smith, Jr., Forrest Abbott, Jr.

Meeting was conducted by the Secretary in the absence of the Chairman.

Reading of the minutes was dispensed with. However, the secretary was asked to make a change in the minutes of July 25th. In the paragraph concerning zoning of land within 250 ft. of navigable waters, add that it was decided to bring this up at the hearing.

The revised version by Attorney Ferguson of our Subdivision Regulations was on hand. It was voted to adopt this revised version, and to have at least 300 copies printed.

It was voted to post in several public places the following notice, as advised by Attorney Ferguson. --

Notice to Inhabitants of Waterboro.

The Waterboro Planning Board will hold a Public Hearing on Monday, Aug 21, 1972 at 7:00 PM at Waterboro Town Hall, for the purpose of discussing the adoption of a Plumbing Code, the adoption of a Building code, and discuss the zoning of land within 250 ft. of navigable waters, and such other matters as may be brought before the meeting.

Signed by the Chairman or Secretary.

The secretary was requested to notify the S. M. R. P. C. that Andrew Woodsome Jr's address is North Waterboro, and not plain Waterboro.

Adjourned at 8:45 PM

Next regular meeting date is Sept 13th.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
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Report of Public Hearing held at Waterboro Town Hall Aug 21, 1972.

Planning Board members present were; Linwood Rollins, Clinton Woodsome, Everett Smith, Jr., Andrew Woodsome, Jr., Gordon Carpenter, Forrest Abbott, Jr., and Wade Junkins. Also present were Selectmen Starr King and Stephen Kasprzak, Building Inspector Merrill Pazolt, and Conservation Commission members John Winslow, Robert Pazolt and Lee Perry, and about 25 interested townspeople.

Attorney Robert Ferguson was present to answer any legal questions.

The notice of the Hearing was read by Chairman C. Woodsome at 7:05 PM.

An open discussion followed. First concerning adopting the State Plumbing Code by reference as a town ordinance. After the lawyer explained that it is a guide line set down by the State Dept. of Health and Welfare and not really a law, that we would have a 100 ft. minimum for septic tanks from any body of water, that we could handle violations at local level and not have to call on the state inspector, and much discussion pro and con, the majority present suggested that we put the State Plumbing Code in the warrant at the special town meeting, and that the Planning Board investigate what penalties should be put up and present them in the warrant.

Not much discussion in adopting the Building Code, since all realized that the town needs a new one. It was suggested that we present the "Abbreviation of the Abbreviated National Building Code", 1967 Edition, in the warrant for adoption.

The zoning of land within 250 ft. of navigable waters aroused the most discussion. After many questions like- what about a 100 by 100 ft. lot on lake front with no cottage - can one be built? Att'y Ferguson said there is no "grandfather clause" covering zoning so that if the zoning ordinance calls for a larger lot, the small one is not protected.

It was suggested that any undeveloped land within 250 ft. of water be zoned so that no building could be put on it. Also suggested that all land within 250 ft. of navigable waters be zoned residential - no businesses allowed.

The suggestion that all sewerage within 250 ft. of water be closed systems drew an answer that state agencies claim that such a system is not the answer - too many problems of disposal of the waste, etc.

Suggested that sewerage systems not be allowed nearer than 150 ft. of water.

It was finally decided to hold an informational meeting the evening of Sept. 5, 1972 at 7:00 PM at the Town Hall. Perhaps more could be learned of what to do about this problem.

Adjourned at 9:15 PM.

Everett W. Smith, Jr.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
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Minutes of meeting held Sept 13, 1972 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Andrew Woodsome, Jr., Gordon Carpenter, Everett Smith, Jr., Forrest Abbott, Jr., Wade Junkins.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of meeting held Aug 9, 1972 read and accepted.

Minutes of Public Hearing held Aug 21, 1972 read and accepted.

An election of officers was held. Clinton Woodsome was elected Chairman and Everett Smith, Jr. elected Secretary for the rest of the year.

A plan of development on Lake Sherburne was presented. It was decided to table it until after the special town meeting. *on next meeting whichever comes first*

It was voted to put a moratorium on all development within 250 ft. of navigable waters beginning at once and holding until Oct 11, 1972, or until after the special town meeting, whichever comes first. The secretary ~~##~~ instructed to notify the Plumbing inspector and the Building Inspector in writing of this fact.

Douglas Foglio brought in a scale model of the Little League field his committee is working on for the Board to examine and discuss. The Board expressed it's appreciation for this action.

The following articles were decided upon for presentation at the special town meeting:

1. Adoption of the abbreviation of the Abbreviated National Building Code, 1967 Edition, with amendments and penalties. (Clinton Woodsome and Wade Junkins will write the amendments.

2. Adoption of the State Plumbing Code, including forthcoming amendments, and penalties.

3. The following ordinances in Zoning of Land within 250 ft. of navigable waters.

A. No site, in any campsite or tenting area, within 250 ft. of navigable waters.

B. Have minimum of 150 ft. for Leech Beds within 250 ft. of navigable waters.

C. Have 250 ft. strip zoned residential only - no commercial or industrial buildings or marinas.

D. Have 250 ft. strip around Moody Pond zoned no development.

It was decided to have the last four ordinances taken up separately.

The secretary will take the list to Attorney Ferguson and have him write them up for us. Clinton Woodsome will get in touch with him about the amendments to the Building Code.

Carl Lamb told Linwood Rollins that the State Planning office is going to ask for a 75 ft. setback of buildings ~~#####~~ from navigable waters. He and Rollins set up a tentative date of Oct 18th for Lamb to bring the Land Use map of the town to explain to us. C. Woodsome will talk with him and try to get another date, since several members cannot make that evening.

It was decided that on the agenda of the next meeting we take up the problem of sewerage flowing into Hamilton Brook in town.

Adjourned at 9:30 PM.

Next regular meeting date, Oct 11, 1972.

Everett Smith Jr.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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Minutes of meeting held Oct 11, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Everett Smith, Jr., Wade Junkins.
Building Inspector Merrill Pazolt, Selectman Stephen Kasprzak.

Minutes of Meeting held Sept 13, 1972 read. After adding the phrase
"or next meeting, whichever comes first" to paragraph about tabling a plan
of development at Lake Sherburne, the minutes were accepted.

The moratorium on development within 250 ft. of navigable waters
expired with this meeting and was dropped.

The plan of development at Lake Sherburne was approved. Section 4B,
L s ~~#####~~ 35 thru 39.

A plan of subdivision by William Sansoucy on Deering's Ridge was pre-
sented. It was voted to table it until next regular meeting, and secretary
was instructed to invite Mr. Sansoucy to the meeting to discuss the size
of the lots.

The problem of sewerage flowing into Hamilton Brook in So. Waterboro
was discussed. Linwood Rollins stated that S. M. R. P. C. within a month
will have two ~~#####~~ lawyers to help planning boards in legal problems,
and we may be able to get some help or advise there. Stephen Kasprzak
said he would see what could be done about the school sewerage.

Stephen Kasprzak presented a preliminary sketch of a proposed Sub-
division "Birch Acres" on Old Alfred Road, across the road from his present
development. The preliminary plan was approved.

Adjourned at 9:15 PM.

Special meeting Thur. evening Oct 19, 1972 at Rollins Solution offices.

Next regular meeting Nov 8, 1972.


Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Special meeting held Oct 19, 1972 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Forrest Abbott, Jr., Andrew Woodsome, Jr., Everett Smith, Jr., Gordon Carpenter, Wade Junkins, Selectman Starr King, Conservation Comm. member John Winslow.

This meeting was to meet with Mr. Myron Lamb, who brought the Land Use map the workers for S. M. R. P. C. made for us this summer. The map was well covered with symbols for residents, mobile homes, seasonal homes, commercial and industrial buildings, recreational areas, public buildings and areas, open fields, etc.

Mr. Lamb advised us to first check the map carefully for errors or omissions. Then see where the various growth tendencies are showing. This will help us decide where to put the various zoning ordinances we will have to be writing in the near future as soon as we get a comprehensive plan. He and another representative from S. M. R. P. C. will come some evening and help us get started with the Comprehensive Plan.

It was voted that the secretary write the Chairman of the Selectmen and tell him that the Board suggests that the Town have 500 copies of the newly adopted Building Code printed by the S. M. R. P. C.

The No. Waterboro members are taking the map with them to check for errors in their area. They will then send it to East Waterboro members, and from there it will go to So. Waterboro.

Adjourned at 9:00 PM.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
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^{now}
Minutes of meeting held Dec 8, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Gordon Carpenter, Selectman Stephen Kasprzak and Conservation Commission member Lee Perry.

Secretary acted as chairman in absence of Clinton Woodsome.

Voted to pass over reading of minutes of previous meeting.

Mr. Lou Moore, Public Relations man for Lake Arrowhead, was present with final plans of Sections 2, 3, 7, & 8, which had never been approved by the Planning Board. He wanted us to sign them at once, but was told that we would have to check them to be sure no changes had been made from the preliminary plans. Since he did not want to leave the linen copies with us, he said he would have two copies of all of them made and send them to us. He was asked if some of us could come and check on 8 or 10 lots at random. He said come to the office and some one would go with us.

Sansoucy's development on Deerings Ridge was discussed. He couldn't make the meeting, so secretary was instructed to write him and say the board suggests the following - Due to the lay of the land and the report of the Soil Conservation Commission, Lots 1 and 2, which are 150' by 300' should stay as is. The rest of the development to be made into lots sized 200' by 300'. If this is done, there would probably be no problem to have the plan approved.

Mr. Moore was asked if Lots 1312, 1336, 1743, 1744, & 1745 had been reserved as public beach areas as promised. He called after he got to his office and confirmed that they had.

Stephen Kasprzak proposed that the Board consider an amendment to the subdivision regulations regarding roads - that before a seal coat is applied, the gravel base be inspected by the road commissioner and perhaps a selectman. There was a discussion regarding requiring a bond for making roads in subdivisions. Decided that unless we are confronted with someone we couldn't trust, we not require it at present.

Kasprzak's final plan for "Birch Acres" development approved. Includes Lots 1 through 18.

Lee Perry said the Fish and Game association has records of all Deer Yards in York County. He can get information for Land Use Map if we want. Suggested that we do so.

Secretary instructed to notify Selectmen and Conservation Commission members of all meetings concerning Comprehensive Plan.

Linwood Rollins told of a plan to have a class in Government at Massabesic High School. Wondered about asking Principal Griffith if they could use the Comprehensive Plan as a project - we might get some ideas from them. The Board thought this a good idea.

Adjourned at 9:15 PM.

Next Regular meeting date Dec 13, 1972

Everett W. Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Special meeting held Nov 29, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Clinton Woodsome, Everett Smith, Jr., Wade Junkins and Selectman Starr King.

Copies of Lake Arrowhead's final plans of Sections 2, 3, 7, and 8 were on hand. Upon comparison with preliminary plans, in checking just a few lots, some differences in square footage were found. Linwood Rollins offered to compare the prelims with final plans further whenever he had spare time.

The question was raised as to whether we can legally sign the final plans with lots less than 20,000 sq. ft. There was some discussion of how we can learn if we have the right or not. Ask the E. I. C.? Ask the M. M. A.? consult a lawyer?

Starr King offered to contact the other two selectmen to see if they would be agreeable to our getting an opinion from Charlie Smith.

Clinton Woodsome's final plan for development in No. Waterboro "Brentwood Acres" approved. Contains Lots 1 through 11.

Meeting adjourned at 9:30 PM.

Next regular meeting date Dec 13, 1972.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Dec 8, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Gordon Carpenter, Selectman Stephen Kasprzak and Conservation Commission member Lee Perry.

Secretary acted as chairman in absence of Clinton Woodsome.

Voted to pass over reading of minutes of previous meeting.

Mr. Lou Moore, Public Relations man for Lake Arrowhead, was present with final plans of Sections 2, 3, 7, & 8, which had never been approved by the Planning Board. He wanted us to sign them at once, but was told that we would have to check them to be sure no changes had been made from the preliminary plans. Since he did not want to leave the linen copies with us, he said he would have two copies of all of them made and send them to us. He was asked if some of us could come and check on 8 or 10 lots at random. He said come to the office and some one would go with us.

Sansoucy's development on Deerings Ridge was discussed. He couldn't make the meeting, so secretary was instructed to write him and say the board suggests the following - Due to the lay of the land and the report of the Soil Conservation Commission, Lots 1 and 2, which are 150' by 300' should stay as is. The rest of the development to be made into lots sized 200' by 300'. If this is done, there would probably be no problem to have the plan approved.

Mr. Moore was asked if Lots 1312, 1336, 1743, 1744, & 1745 had been reserved as public beach areas as promised. He called after he got to his office and confirmed that they had.

Stephen Kasprzak proposed that the Board consider an amendment to the subdivision regulations regarding roads - that before a seal coat is applied, the gravel base be inspected by the road commissioner and perhaps a selectman.

There was a discussion regarding requiring a bond for making roads in subdivisions. Decided that unless we are confronted with someone we couldn't trust, we not require it at present.

Kasprzak's final plan for "Birch Acres" development approved. Includes Lots 1 through 18.

Lee Perry said the Fish and Game association has records of all Deer Yards in York County. He can get information for Land Use Map if we want. Suggested that we do so.

Secretary instructed to notify Selectmen and Conservation Commission members of all meetings concerning Comprehensive Plan.

Linwood Rollins told of a plan to have a class in Government at Massabesic High School. Wondered about asking Principal Griffith if they could use the Comprehensive Plan as a project - we might get some ideas from them. The Board thought this a good idea.

Adjourned at 9:15 PM.

Next Regular meeting date Dec 13, 1972/

Everett Smith Jr.
Sec'y.

The following shall be called the Trailer Ordinance of the Town of Waterboro, Maine.

Section 1 - Definitions

For the purposes of this ordinance, the following shall be defined as:

HOUSE TRAILER shall be considered to be those units specifically designed for living and includes living, sleeping, kitchen, dining area and sanitary waste disposal facilities which are hooked to permanent facilities.

TRAVEL TRAILER shall be considered to be those units specifically designed for sleeping purposes and not as permanent housing. This will include all travel units, whether towed or motorized.

Section 2 - Travel Trailers

- A. A travel trailer shall not be maintained in the Town of Waterboro, outside a trailer camp which is duly licensed, except as herein specifically permitted,
- B. It shall be permissible for a householder to allow a bona-fide guest to camp or park one (1) trailer in his or her yard adjacent to his or her house for a period not to exceed fifteen (15) days in any calendar year, provided, however, that such travel trailer is used only for sleeping purposes during such fifteen (15) day period and also provided that the person owning said household shall have granted permission to the travel trailer occupants to use the said householder's sanitary facilities. The Code Enforcement Officer, selectmen or other individual as designated by the Selectmen may require written proof of permission of household owner that said trailer can be parked in householder's yard, the date of arrival of said trailer and duration of visit.
- C. It shall be permissible for a landowner to allow one (1) travel trailer to be parked on land not adjacent to his household for a period of time not to exceed seven (7) days in any calendar year, provided, however, that such travel trailer has its own sanitary facilities and means for disposal of all waste. Said travel trailer occupants must secure written permission from landowner and together with such written permission apply to the Selectmen or their appointed designate for a travel trailer parking permit. Such permit shall be issued for a specific period of time, not to exceed seven (7) days and a fee of five (5) dollars be payable to the Town of Waterboro for such permit.

- D. A travel trailer may be stored in the Town of Waterboro regardless of the other provisions of this ordinance, provided that it shall not be used for living or sleeping purposes during such time it is so stored and provided that it shall not be deemed as a nuisance.
- E. No travel trailer shall be maintained in the Town of Waterboro as a temporary or permanent office unless permission is obtained by the Selectmen or their appointed designee unless such trailer meets all provisions of this ordinance, subdivision regulations, state regulations and other regulations as maybe adopted by the Town of Waterboro.

Section 3 - House Trailers

- A. House trailers may be used as residence in the Town of Waterboro if it is parked in a house trailer park.
- B. House trailers may be parked on other such land in the Town of Waterboro provided that requirements of the subdivision regulations minimum lot size, state plumbing code and other such regulations as may be established by the Town of Waterboro or State are met.

Section 4 - Travel Trailer Parks

- A. Licenses for a travel trailer park may be granted to individuals who apply in writing to the Selectmen of the Town of Waterboro. Such travel trailer parks shall at a minimum have the following:
 - 1. One male and female toilet for each five sites.
 - 2. Facilities for disposing of waste, water and materials.
 - 3. Meet all requirements of the State.

Section 5 - Enforcement

- A. The Selectmen or their designate appointee shall enforce this ordinance and may fine up to twenty-five (25) dollars for violation of this ordinance.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Subdivision Plans Approved by Planning Board to Date.

June 11, 1968. Mr. George Emery's development "Emerald Acres" on Black Cove, Ossipee Lake. 19 lots.

Sept 17, 1968. John Hanscom presented plans of subdivision of Herron property. Since survey of subdivision was made before new state law requiring 15,000 sq. ft., Planning Board decided it need not sign the plan.

Nov 19, 1968. Subdivision land of Mr. Cameron, "Lake Sherburne" development approved. To date - Sect I Lot 1 thru 6, 15 thru 24.

Sect II " 7 thru 14, 25 thru 27.

Sect V " 40 thru 45.

Sect VI " 46 thru 53.

Oct 29, 1969 Lake Sherburne, Sect 4A and 2A approved.

Nov 19, 1969 Lake Sherburne, Sect 3, lots 28 thru 32.

Dec 3, 1969. Lake Sherburne, Sect 1A Lots 1A thru 6A, 15A thru 24A.
Sect 3A, lots 25A, 27A, 29A thru 32A.

Dec 17, 1969. Lake Arrowhead, Preliminary Plans.

Sect 2, Lots 1280 thru 1825.

Sect 3 " 780 thru 952.

Nov 4, 1970 Lake Arrowhead Preliminary Plans

Sect 7 Lots 2033 thru 2248.

Sect 8A lots A-1 thru A-568, lots 2250 thru 2279.

Oct 14, 1970. Lake Sherburne Sect 2 Lots 15 & 16. also lots 34A, 54A thru 57A.

Dec 10, 1970 Lake Sherburne Sect 2A lots 1A thru 16A.

May 26, 1971 ~~####~~ Donald Hagerman's development "Birchcrest" on Ossipee Lake. Lots 1 thru 18.

June 9, 1971 Lake Sherburne. Sect 3, lots 16 thru 23.

Aug 11, 1971 R. Ricard development on Old Alfred Road. Lots 1 thru 11.

Sept 8, 1971. John Rossborough's development in So. Waterboro. Lots 1 thru 6

Dec 8, 1971. H. Milne development on Old Alfred Road. Lots 1 thru 28.
Dr. Davis' development on Webber Road and Ossipee Lake 4 lots.

Jan 19, 1972 Lake Sherburne. Sect 3A, Lot 25B. Sect 8, Lots "A" and "E".

Apr 12, 1972. Lake Sherburne Sect 4, lots 24 thru 27.

Kasprzak & MacGauliffe's development on Old Alfred Road, South side. Lots 1 thru 9.

May 10, 1972. Preliminary Plan of M. S. Brackett back of Grange Hall, So. Waterboro.

Waterboro Planning Board

TOWN OF WATERBORO
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MAINE

July 12, 1972. Preliminary Plan of Clarence & Clinton Woodsome's development in No. Waterboro. Lots 1 thru 14.

July 25, 1972. Final Plans of M. S. Brackett's development in So. Waterboro. Lots 1 thru 17. 87

Oct 11, 1972. Lake Sherburne Sect 4B lots 35 thru 39.
Prelim Plans, S. Kasprzak "Birch Acres" on Old Alfred Road.

Nov 8, 1972. Final Plans, S. Kasprzak "Birch Acres". Lots 1 thru 18. 70

Nov 29, 1972. Final Plan, C. Woodsome "Brentwood Acres" in No. Waterboro
Lots 1 thru 11. 52

Jan 23, 1973. Final Plans, Lake Arrowhead, Sects. 2, 3, 7, 8.

Feb 14, 1973. Prelim Plan, S. Kasprzak development in N. Waterboro on Webber Road. Lots 1 thru 18.

Mar 7, 1973. Confirmed approval of A. Woodsome Sr.'s Trailer Park in No. Waterboro by Selectmen in 1969.

Mar 14, 1973. Final Plans, S. Kasprzak on Webber Road, No. Waterboro 18 lots. - 91

Henry Milne - Mountain View ^{July} Aug - 23 lots -
Beaver Ridge 60 lots

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Dec 13, 1972 at Rollins Solution offices.

Present were; Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Gordon Carpenter, Clinton Woodsome, Andrew Woodsome, Jr., Wade Junkins, Building Inspector Merrill Pazolt, Selectman Stephen Kasprzak, and Conservation Commission member Lee Perry.

Meeting called to order by Chairman Clinton Woodsome.

Voted to dispense with the reading of the minutes.

Clinton Woodsome reported that he talked with a lawyer at M. M. R. concerning Lake Arrowhead's plans. The lawyer wants a letter with more details explained, then will pursue the matter further - possibly get a ruling from the State Attorney General.

Linwood Rollins reported talking with Myron Lamb, who says that Limerick has not yet done anything except for one final plan. They are checking lot by lot. He thought the two planning boards should get ### together and exchange ideas. Clinton Woodsome will call him and try to arrange a joint meeting.

It was voted to instruct the secretary to write Mr. Starrett Pierce and Mr. Robert McAuliffe and inform them that it is the understanding of the board that dividing a tract of land into three or more lots constitutes a subdivision and should be approved by the Planning Board. Also to send each a copy of the Subdivision Regulations and mark the paragraph in Article III that defines a subdivision.

It was voted that Building Inspector Merrill Pazolt be authorized to sign Central Maine Power Permits on behalf of the Planning Board. Secretary will send a notice of this action to Central Maine along with a copy of the minutes of this meeting.

Stephen Kasprzak submitted preliminary plans of a development at upper ##### end of Ossipee Lake, on corner of Webber Road and Oak Street. Contains 18 lots. This matter was tabled to await a medium intensity survey from Soil Conservation Commission.

Clinton Woodsome reported that Raymond Day is interested in putting in a campsite and trailer park in No. Waterboro. He told Day to consult the Dept. of Health and Welfare.

He also reported that Lance Owen and brother want to put a motorcycle race track in John Knight's upper field in No. Waterboro.

Adjourned at 9:30 PM.

Everett Smith Jr.
Sec'y.

Planning Board Financial Report, 1972

Jan 1, 1972 Bal. on Hand. \$117.61
Rec'd from Town Treasurer 100.00

\$217.61

Paid to Postage Stamps & Postcards \$36.00
" " Lincoln Press, Letter Heads . . . 9.98
" " " " Envelopes 8.93
" " " " Printing Subdivision
Regulation Booklets 62.50
" " Sanford Tribune, Ad for Public Hearing 8.19
" " Casco Bank, Service Charges Check Acc't
21.00

Balance on Hand Dec 31, 1972

146.60
71.01