

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meeting held Jan 10, 1973 at Rollins Solution offices.

Present were; Linwood Rollins, Everett Smith, Jr., Clinton Woodsome, Wade Junkins, Selectman Stephen Kasprzak and Robert McAuliffe.

Meeting Called to order by Chairman Clinton Woodsome.

Secretary read minutes of joint meeting held with Limerick Planning Board sent by the secretary of the Limerick Board. Essentially we learned at the meeting that the reason Lake Arrowhead's Final Plans do not match exactly with Preliminary Plans is because the preliminary plans were made from aerial photos. When the land was surveyed for the final plans some of the land just wasn't there, resulting in some smaller lots. Mr. Lamb stated that we could sign the final plans as long as the lot size met the requirements in force at the time the preliminary plans were signed. All present agreed that no plans should be signed unless it is marked "Final Plan". Also that the Index Plans of Sections 2, 3, 7, and 8 were acceptable as Final Plans as long as they are so marked. These decisions were subject to acceptance by the Planning Board at regular meeting.

Voted that the secretary write Mr. Lewis Moore of Lake Arrowhead and tell him that the Board will sign any Final Plan that meets requirements prior to Dec 31, 1969. Also tell him about Index Plans; and that Sheet #19 of Section 2 has Lot #1749 as 14,000 sq. ft. This sheet will not be signed unless we have written statement that this lot will not be sold except to owner of bordering lot.

Discussion was held on Kasprzak's development in No. Waterboro on Webber Road. Since there was some feeling that the slope of the land presented danger of pollution of Ossipee Lake, it was finally decided to ask Southern Maine Regional Planning Commission if Mr. E. K. Day could come and inspect the land. All agreed to abide by his decision. Secretary will write Mr. Lougee and request the services of Mr. Day.

It was voted to ask the Town for \$300.00 for expenses this year.

Adjourned at 9:20 PM.

Next regular meeting date Feb 14, 1973.

*Everett Smith Jr.*  
Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Jan 16, 1973 at St. Stephen's Hall.

Present were: Stuart Cannett, Everett Smith, Jr., Robert Weatherly, Frank Goodwin, Wade Junkins.

Robert Weatherly was appointed by the chairman to vote at this meeting.

David Boynton was present to discuss his proposed subdivision in No. Waterboro. Chairman Cannett read a letter from him stating that he planned to sell the lots "subject to all state and local codes and ordinances." He plans to sell the lots for hunting camps, etc. The lots are accessible in summer except for one section crossed by a brook. He plans to install a culvert in the brook. He plans a 50 ft. right of way through the center of the development and to add 25 ft. of right of way to lots adjoining it. He wants to change access to two lots. SSS will send new Preliminary plan at scale of 1:200 to show changes, also send two at 1:50 showing the two lots that are changed.

John Roseborough presented Mrs. Cochran's Preliminary Plan for development on Middle Road. Plans to have right of way set up in deeds so that lot owners share cost of installation and maintenance of R of W. Says Central Maine Power will give easements for R of W to cross their strip. Will request Soil Study, and write up new restrictions on plan before another presentation.

John Roseborough presented Preliminary Plan for Louis Wood's development "Escapes Hill Estates" on Escapes Mountain Road. The plan was compared with the subdivision Regulations requirements and found to meet them. Robert Weatherly moved, Wade Junkins seconded, the Board voted to approve the Plan. He was told that we would require a Soil Study before the final Plan could be approved.

A letter from the U. S. Postal Service was read, asking us to require developers to submit plan for mail delivery. It was decided to request Mr. Donald Mackell to attend the next meeting and explain this further.

A letter from Harry and Helen Ritchie read, requesting permission to sell one lot, bordering Rt. 5 in Waterboro Center, for building. Voted to send letter stating we cannot determine location of lot in town.

A letter from S. H. R. P. O. read in regard to their review of "Beaver Ridge" development for the S. H. R. P. They felt the Preliminary Plan met all requirements, and the matter did not indicate need of a Public Hearing.

A letter from the S. H. R. P. regarding "Beaver Ridge" was answered. The two questions were answered thus:

"Proposed Project is in accord with all known plans, programs and laws: Yes."

"It is our opinion that the proposed project does warrants a public hearing ... Yes."

Secretary will return the form to S. H. R. P. and chairman requested him to include request for them to send a representative to the hearing.

Next meeting Jan 30, 1974.

*Everett Smith Jr.*  
Sec'y.

# *Waterboro Planning Board*

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

On the evening of Tuesday, Jan 23, 1973, Chairman Clinton Woodsome and Mr. Lewis Moore of Lake Arrowhead arranged a meeting at Lake Arrowhead's offices, for the Planning Board to sign the Final Plans which were ready. Three Planning Board members were present; Chairman Clinton Woodsome, Everett Smith, Jr., and Andrew Woodsome, Jr.

Lot #1749 of Section 2, which had been found to be undersized, was marked with India Ink "Not to be sold as Buildable Lot". This will be registered in York County Registry of Deeds, and was thought to be better than a letter stating the same, since letters can be filed away, or lost. The "50 scale" Final Plans of Sections 2, 3, 7, and 8 were signed, also Index Plans of the same sections. All plans were marked "Final Plan" with India Ink.

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meeting held Feb 14, 1973 at Rollins Solution offices.

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

Meeting called to order by Chairman Clinton Woodsome.

A letter from the York County Farm Bureau concerning burning solid waste in dumps was read. Essentially, they are against banning the open burning of waste in rural areas. They do not believe that it would cause enough pollution to harm. Also, the cost of an alternate method would be too high for a small town to finance.

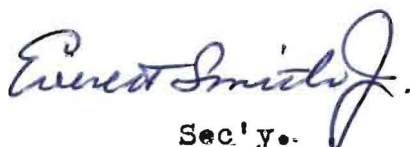
The rest of the evening was devoted to examining copies of the simulated Comprehensive Plan drawn up by pupils of S. A. D. 57, passed out by L. Rollins. The general feeling was that after some changes and additions we can use it as a guide and write up a Comprehensive Plan for the Town of Waterboro. Members will take copies home and write up suggestions for changes to bring to the next meeting.

It was voted that a letter of appreciation from the Board be sent to the Seventh Period Current History Class of Barton Roberts at S. A. D. 57 for the excellent example of a Comprehensive Plan that they wrote. Chairman Woodsome will take care of that.

Stephen Kasprzak's Plan for a development on Webber Road in No. Waterboro Lots 1 through 18 again presented. Since Mr. E. K. Day's letter said he could see no danger of pollution to Ossipee Lake, and we had agreed to abide by his decision, it was decided to approve the plan, and this was done.

Adjourned at 9:45 PM.

Next meeting date Mar 14, 1973

  
Sec'y.



# *Waterboro Planning Board*

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of special meeting held Mar 7, 1973 at Rollins Solution offices.

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

Meeting called to order by Chairman Clinton Woodsome.

This special meeting was called in order that we might confirm the approval by the selectmen in 1969 of a trailer park in North Waterboro of Andrew Woodsome Sr. known as the "Twin Pine Estates", with 50 lots. Mr. Woodsome had several copies of a plan of the development with him, and these were signed by five of the members present. Also signed was an authorization for Central Maine Power Company to furnish power to the development for 24 months.

Adjourned at 8:30 PM.

*Everett W. 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 Woodson, Wade Junkins, and building inspector Merrill Fozell.

Meeting was called to order by Chairman Clinton Woodson.

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 advice 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 Woodson 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.

*Forrest W. Abbott, Jr.*  
Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meeting held Mar 14, 1973 at Rollins Solution offices.

Present were; Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Gordon Carpenter, Wade Junkins, Andrew Woodsome, Jr., Selectman Stephen Kasprzak, Building Inspector Merrill Pazolt, and Robert McAuliffe.

Secretary acted as chairman in absence of Clinton Woodsome.

Forrest and Lance Owen were in to inform us of their plans for a motorcycle race track in No. Waterboro. They say their present plans call for an area of about 12 acres, including parking, track itself, pit area, spectator area, etc.. They were asked for a plan showing what they proposed doing. They promised to have one for the next meeting which would include dimensions of various areas. Also asked to bring plan of their snowmobile racing facilities. They claim to be members of a club which has strict laws concerning safety, etc, and will bring a copy for us. They were also advised that the State Commissioner of Insurance has complete charge of all motorized racing, and promised to contact him.

Robert McAuliffe had a question concerning his property. Says it is ## divided into three separate lots. He wants to build a house for his mother and give her the home and lot. Asked if he could do this. Since MMA's lawyer had an opinion in "Maine Townsman" which says that one can ### make a gift of a lot to his child and not come under subdivisions, Kasprzak is going to contact MMA and inquire if this would also cover a gift to one's mother. He will let us know.

Building Inspector Merrill Pazolt had a problem. He says our building code does not cover mobile homes and wishes we would do something about this. Also would like to see larger lot size requirements, and a moratorium on building next to Ossipee Lake until zoning is enacted. Was told that the first two have to be done through zoning and we are trying to get the Comprehensive Plan finished so we can start on zoning. As to the moratorium, we tried it last year on the 250 ft. zone next to navigable waters and were told it was illegal.

Stephen Kasprzak's final plan for a development on Webber Road in No. Waterboro was approved. Contains 18 lots.

Voted to ask the Historical Society for a page or two on the history of Waterboro to use in the Comprehensive Plan.

Voted to accept the proposed municipal government change that L. Rollins wrote for the Comprehensive Plan.

Voted that the secretary contact the Selectmen of the towns of Lisbon and Leeds Junction and ask for information on motorcycle race tracks in their towns.

Voted to hold a special meeting Mar 21 to try and clean up work on the Comprehensive Plan.

Adjourned at 9:30 PM.

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of Special Meeting held Mar 21, 1973 at Rollins Solution offices.

Present were; Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Wade Junkins, Gordon Carpenter, and Selectmen Starr King and Andrew Woodsome, Jr.

Secretary acted as Chairman in absence of Clinton Woodsome.

Minutes of previous meeting approved.

A History of the Town of Waterboro compiled for the Comprehensive Plan was read and accepted. Will be used as Page 12. A Map of the Town will be Page 13.

A copy of the Comprehensive Plan with the suggested changes, typed by Andrew Woodsome, Jr's wife was gone over page by page. Page One was O K. Page Two O K except last line which should read "Sylvania Equipment Development Plant". Pages Three through Eleven were O K. Pages Twelve and Thirteen will be as above.

It was decided to try to have Six or Seven copies done as soon as ## possible so as to get notices out for a Public Hearing. Aim for March 31 at 1:00 PM at the Town Hall.

*Voted that we adopt the Comprehensive Plan as corrected.*

Diane Holden was contacted by Phone and agreed to type One copy then have the rest photo-copied at the Community Action offices. She will deliver them to the secretary so he can post notices by the 24th.

Voted to hold the next regular meeting (April 11) at the Fire Station if it is available.

Adjourned at 9:00, PM.

*Everett Smith Jr.*  
Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Public Hearing held March 31, 1973 at Waterboro Town Hall.

Present; Everett Smith, Jr., Selectmen Andrew Woodsome, Jr., Stephen Kasprzak, and Starr King., and 12 interested townspeople.

Everett Smith, Jr presided in place of Chairman Clinton Woodsome.

The acting Chairman read the entire Comprehensive Plan through to the audience, pausing after each section to give people a chance to make comments or suggestions.

The only suggestions made were to change "district" to "town" on page 5, 1st. paragraph, 4th. line, and add "Conservation" on page 10, 3rd. paragraph, #### 1st. line, so as to read "Conservation Board".

It was also suggested that when we have another hearing, we put out flyers to advertise the fact.

The Town Land Use Map, compiled by the Southern Maine Regional Planning Commission, was on display, and many people seemed interested in it.

Meeting was adjourned shortly after 2:00 PM.

*Everett Smith Jr.*  
Sec'y.

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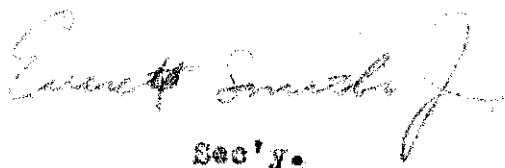
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The only suggestions were to change "district" to Town" on page 5, 1st, paragraph, 4th line, and to add "Conservation" on page 10, 3rd paragraph, 1st line, so as to read "Conservation Board".

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Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY

MAINE  
Minutes of meeting held Apr 11, 1973 at Waterboro Fire Station.

Present were; Forrest Abbott, Jr., Everett Smith, Jr., Clinton Woodsome, James Carll, Wade Junkins, Robert Weatherly, Stuart Gannett, and Building Inspector Merrill Fazolt.

The following names were presented by the Selectmen as Planning Board members fro the next year: Wade Junkins 5 yrs., Forrest Abbott, Jr 4 yrs., Clinton Woodsome, 3 yrs., Everett Smith, Jr., 2 yrs., James Carll, 1 yr., Robert Weatherly and Stuart Gannett, alternates members.

Mrs. Welch, who lives on the Henry Smith place on the Middle Road, was in to tell us of problems getting electric power. She has deed describing her property as one parcel of land although it lies on both sides of the Middle Road and is also crossed by a Central Maine Right of Way, which results in the property being in four patcels. She says she got four tax bills from the town. Central Maine wants an exhorbitant price to extend a line to her alone, but will come if she gets four meters total. She has sold a five acre lot to a couple who plan to set up a ~~home~~ home. She has one trailer across the road from her home occupied by her brother. Wants to know if she can sell a one acre lot for another trailer which at present is in her dooryard. Stephen Kasprzak was contacted by phone to learn if he has an answer from M. M. A. regarding whether if land on one deed is divided by pole line or whatever, it makes it two seperate lots. He expects an answer shortly and will bring it to next meeting (special, Apr 25th)

Forrest Owen was present to show plan for their motorcycle race track. It will include 15 acres. They will provide two ambulances, two Police Officers for traffic on Route 5, some first aid men. Will have safety fence around spectator area. "Will not allow clubs such as Hells Angels in the area". Suggested that they have two or three firemen to watch for fire danger. Also suggested that they have upper limits of the area patrolled to keep people from the next property. They will come to another meeting if called.

Election of officers was held. Stuart Gannett was elected Chairman and Everett Smith, Jr was elected Secretary - Treasurer.

Minutes of Mar 21st Special Meeting read. Voted that they be corrected to include the adption of the Comprehensive Plan. This was done and the minutes accepted.

Sec'y is to ask the Southern Maine Regional Planning Commission for copies of "Municipal Planning Board Statutes".

Voted to hold regular 2nd Wednesday meetings in the Fire Station if available. Secretary will contact Fire Chief and make arrangements. Voted to hold a special meeting Wed Apr 25 at 7:00 PM at the Fire Station.

Adjourned at 9:45 PM

(NOT AVAILABLE, WILL BE  
AT TOWN HALL)

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of special meeting held Apr 25, 1973 at Waterboro Town Hall  
Present were; Everett Smith, Jr., Robert Weatherly, Stuart Gannett, Wade Junkins, Clinton Woodsome, Selectmen Stephen Kasprzak, Starr King, and Andrew Woodsome, Jr.

Meeting called to order by Chairman Stuart Gannett.

Mr. and Mrs. Welch present to learn solution of their problem on Middle Road. Secretary read letter from M. M. A. to Planning Board, and Stephen Kasprzak read letters from M. M. A. and Lawyer Ferguson to selectmen. Basically, we learned that if dividing strips of land was owned outright by C. M. P. or Town, the separated parcels should be treated as separate lots. Mr. and Mrs. Welch were told that the Board would discuss the matter and notify them in writing of their decision the next day.

Gannett read letter from Ferguson informing him that an alternate member may not serve as permanent chairman. He was persuaded to act as protom chairman for the rest of the meeting.

It was voted to notify the Welches that they can sell the five acres to the Youngs, and set the mobile home in their yard on the spot mentioned on their survey presented to the Board. Also to tell them that if they should ever decide to sell another lot, they must present a subdivision plan to the Board.

There was a discussion of the feasibility of having an open meeting of various town boards to decide what is expected of each.

A copy of a letter from Ferguson to Lance Owen was read, telling him that his present plans are not acceptable and he should obtain clearance from State Dept. of Health and the Department of Environmental Protection.

Andrew Woodsome<sup>JR</sup> reported meeting with Lawyer Charlie Smith about the raceway problem. He was told not to consider a Moratorium on racing, or not to consider ordinance against it. Suggested a "police ordinance" regulating racing of any type in town. If a rough draft of one is written, Smith would go over it and write it legally. Suggested drafting it so we can regulate ~~it but make it so strong they cannot meet it.~~ *to make the Police Board, the Public Health, and Welfare of the*

All present agreed that for the good of the town we should try to rough draft the ordinance. Voted to hold a special joint meeting Monday Apr 30 at Town Hall to do so. Invite Plumbing and Building Inspector and Health Officer. Meanwhile Gannett will call M. M. A. and learn if Planning Board can adopt a police ordinance.

A letter from the Conservation Commission read. That would like copies of subdivision plans approved, and would like voice in drawing up the zoning ordinance.

Clinton Woodsome offered to resign as regular member of the Board so that Gannett might be appointed in his place, allowing him to continue as Chairman. Selectmen promised to hold special meeting to make the two new appointments.

Stephen Kasprzak showed evidence from Town tax maps that Starrett Pierce has sold three lots from one parcel of land. Names of the buyers were; Henry and Dorothy Rhodes, Richard and Carmella Balducci, and Russell and Dorothy Nugent, Jr.

Adjourned at 9:30 PM.

*Everett Smith Jr.*

*Refer to the Town of Waterboro.*



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Meeting held May 9, 1973 at St. Stephen's Parish Hall at Waterboro Ctr.

Present were; Stuart Gannett, James Carll, Robert Weatherly, Everett Smith, Jr., Clinton Woodsome, Forrest Abbott, Jr., Building Insp. Merrill Pazolt, Selectman Starr King.

Minutes of meeting held Apr 25 read. Error noted in 8th paragraph, last sentence. Voted to delete the said sentence and write instead, "Suggested drafting so we can regulate it to insure the protection of the public health, safety and welfare of the people of the Town of Waterboro". This was done and the minutes approved as corrected.

Starr King reported that the selectmen had changed the status of Stuart Gannett and Clinton Woodsome so that Gannett is a regular member and Woodsome is an alternate.

An election was held and Stuart Gannett was elected Chairman of the Planning Board.

Henry Milne presented a sketchy plan of a proposed Subdivision on Stafford Field on Hamilton Road in So. Waterboro. He was advised to present one which will agree with requirements in Article 5 of Subdivision Regulations.

Chairman Gannett appointed Robert Weatherly to have power to vote during this meeting.

It was voted that the secretary write the State Attorney-General for a ruling on the definition of a Subdivision as written in our regulations.

Chairman John Winslow of the Conservation Commission reported that the Commission has available 3000 white pine and spruce trees for planting on public land. He said the Boy Scouts will do the planting as a project. Asked if the Board had ideas. Mentioned planting along roads where brush has to be cut, to eliminate this cutting in a few years. Advised that the Commission should use their own best judgement.

Voted that the secretary send letter to Conservation Commission approving their offer to work on shoreline zoning and to report their work to us.

Voted to hold special meeting of three hours in two weeks to work on zoning. Also voted to request the St. Stephen's Parish that we might use their hall for all our meetings. Secretary will see to it.

After brief discussion of the Selectmen's proposed ordinance regulating motorized racing in town, the Board voted to endorse the ordinance in its entirety.

Adjourned at 9:45 PM.

*Everett Smith Jr.*  
Sec'y



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Notes of Special Meeting held May 23, 1973 at Waterboro Fire Station.

Present; Stuart Gannett, Robert Weatherly, Everett Smith, Jr., James Carll, Forrest Abbott, Jr.

Secretary mentioned that Statutes concerning Planning Boards state that we should have accepted the Comprehensive Plan after the Public Hearing instead of before. Chairman asked him to try to write something up so that we can correct this at the next meeting.

After examining a new preliminary plan presented by Henry Milne, it was decided that the secretary should send him a letter telling him that the Final Plan would very likely be approved provided that the following stipulations be met:

- #1. Artesian wells on each lot.
- #2. Septic sewerage for each house.
- #3. The Board would accept the offer to pave the town road from North Boundary to entrance of Circle Drive.
- #4. Turn Around at North end of Circle Drive as per Page 5, Sect. C. & C1
- #5. Turn around at West end of Hilltop Drive " " " " "
- #6. Lot #1 to include former 50' right of way. Now be 208' by 200'.
- #7. Lot #7 to include former 50' right of way. Now be 210' frontage on Circle Drive.
- #8. Lot #8 now have 250' frontage on Circle Drive.
- #9. Henry's idea of back 20 acres to be deeded to Town to protect his subdivision and the area in general met with approval.

Secretary to ask Robert Ferguson if he would attend meeting June 13 and advise us in getting started working on zoning.

Secretary to write James W. Sewall Co. and order a complete set of copies of the Waterboro Tax Maps, and bill the Planning Board.

*Everett Smith Jr.*  
*Sec'y.*

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meeting held June 13, 1973 at St. Stephen's Parish Hall.

Present were; Stuart Gannett, James Carll, Robert Weatherly, Everett Sith, Jr., Building Inspector Merrill Pazolt, Attorney Robert Ferguson. Minutes of meeting May 9, 1973 read and approved.

Mr. Robert Weatherly appointed by the Chairman to vote in this meeting.

Mr. Goodnow, of Land Use Consultants, Portland, representing Nolatte and Payeur of Biddeford was in, with Mr. Payeur. Nolatte and Payeur have an option on a piece of land of John Hanscom's on "Pole Line Road" (Waterboro Center to West Buxton) just beyond Long Pond. They stated a desire to co-operate with the Board and meet all requirements. The area is estimated at from 85 to 102 acres. They plan on 40,000 sq. ft. lots, use of well points if possible, septic tanks, \$25,000 to \$27,000 houses. Estimate possibly 60 to 75 lots, depending on the type of land, etc. They will meet with us again after the Consultants have completed their preliminary survey and will have a copy of their program for us. Mr. Payeur asked if we knew how our planned zoning would affect his plans. He was told we had no idea at present but may know more when they come again.

Mr. Goodnow mentioned that he thought our 50' radius turnaround in the Subdivision Regulations was not sufficient. The Board decided to talk to men who plow roads before revising the Regulations. Secretary will write Robert Abbott and ask his opinion.

Voted to pay Sewall Co's bill of \$32.05 for Town Tax Maps.

Voted to amend the Subdivision Regulations to include a fee of \$25.00 for Subdivisions up to 4 lots. 5 or more lots to be \$25.00 plus \$2.00 for each additional lot. This will be due upon application to Planning Board for a Subdivision. The money will go to the Town.

There was talk of putting a time limit on starting and finishing of a Subdivision.

It was voted to rescind the vote in meeting of Apr 11 that the minutes of Mar 21 include adoption of the Comprehensive Plan. Voted to adopt the Comprehensive Plan as of Apr 11th.

There was some discussion of what is a town road. Mr. Ferguson says that "A Town Road has to be laid out by the selectmen and voted on by the townspeople at a town meeting, and should be in the town records.

Mr. Ferguson says that the State Attorney General has given an opinion on the definition of a Subdivision. He has a copy at his office and will send us a copy. He quoted from memory; "If you have a piece of land you may convey one lot out of it. If you lay out and convey a second lot, leaving a third piece of land remaining, it is a Subdivision.

Secretary is to ask the Dept. of Transportation for State Aid Road specifications, for our files.

Stuart Gannett reported signing CMP permits for Robert MacAuliffe, Phil Richards, and Brian Huntress.

Mr. Ferguson will look into whether we can limit amount of building in a year when we approve a Subdivision.

Chairman wants to plan to look at our Subdivision Regulations for possible amendments at our next regular meeting.

Robert Weatherly reported on attending a S. M. R. P. C. meeting on zoning. Says we can use Part I of their Model Zoning Ordinance almost verbatim. Part II will have to be worked on.

Special meeting scheduled for June 27th to work on zoning. Sec'y to



invite entire Conservation Commission, the Building Inspector, the Plumbing Inspector, and send Stephen Kasprzak a card and say the selectmen are welcome to attend if they wish.

Voted to donate \$4.00 for each meeting to St. Stephen's Parish for the use of their hall.

Next regular meeting date July 11th . Special meeting June 27th.

*Everett Smith*

Sec'y.



# *Waterboro Planning Board*

TOWN OF WATERBORO

YORK COUNTY

MAINE

Special meeting June 28, 1973 at St. Stephen's Parish Hall, Waterboro0ctr.

Present were; Stuart Gannett, Robert Weatherly, James Carll, Everett Smith Wadd Junkins, Forrest Abbott, Selectman Stephen Kasprzak, Conservation Commission members John Winslow, Mrs. James Carll, Mrs. Jane Oullette, Miss Emily Hamilton, Carlton Atkinson.

John Winslow mentioned that the Conservation Commission has applied for a Ford Foundation Grant to use to map the natural resources of the Town.

Someone had researched the facts that the Town contains 45,600 acres, has 1160 residences, and 4000 parcels of land.

There was discussion of what districts named in the S. M. R. P. C. Model Zoning Ordinance Part II will be needed in a Zoning Ordinance for the Town of Waterboro.

A round table discussion of what parts of Waterboro to zone as Village Districts. General Consensus was that So. Waterboro, East Waterboro, Ctr. Waterboro, And No. Waterboro should probably be named. Each member should try to decide what the boundaries of each district should be, and bring his opinion to the next zoning meeting.

Adjourned at 9:45PM.

*Everett Smith J.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held July 11, 1973 at St. Stephen's Parish Hall.

Present were; Stuart Gannett, James Carll, Everett Smith, Jr., Clinton Woodsome, Forrest Abbott, Jr., Building Inspector Merrill Pazolt.

Minutes of meeting June 13, 1973 read. It was voted to change paragraph on amending Subdivision Regulations to read: "A fee of \$25.00 to be charged for Subdivisions up to 4 lots. Over 4 lots to be \$25.00 plus \$2.00 for each additional lot over 4. The money to go to the Town". Minutes of June 13, 1973 were then approved.

It was mentioned that Lake Arrowhead has our copies of their Final Plans ready. Secretary will write them and ask for the Plans. James Carll said they could give them to him for us if convenient.

Clinton Woodsome was appointed by Chairman Gannett to vote at this meeting.

The matter of the Building Code Books not conforming to the one voted on was discussed. Chairman Gannett appointed Clinton Woodsome, Wade Junkins and Merrill Pazolt to look over the book and report at next meeting what needs to be changed.

It was voted that the policy of the Board regarding the definition of a Subdivision shall be that - "before anyone sells a third lot from their property they must file a Subdivision Plan, unless the third lot is the remainder of the original parcel."

Harry Smith was present to tell us of some raw sewerage being dumped near his land on the Ossipee Mountain Road. It is near a brook that runs into Ossipee Lake. Chairman Gannett will draft a letter to the Town Plumbing Inspector and to the State Dept. of Health and Welfare informing them of the situation.

Henry Milne's Final Plan of his development "Mountain View" on Hamilton Road in So. Waterboro, with 23 lots, was presented. Found to be acceptable except for fact that there is no record owner's name on the Plan. Secretary will return the plan to Henry and tell him that if he has the record owner's name placed on the plan, it will be signed.

Mr. Jerry Merrill and Mr. David Eon were present. They had preliminary Plans of Mr. Eon's development on Ossipee Lake, across Route 5 from Stephen Kasprzak's. It has 7 lots, all over 40,000 Sq. ft. plus a public beach. It needed a name, a deed description, and a soil survey. They also were planning a 15' right of way between several of the lots to the waterfront, but were advised that this might develop trouble in the future, and they decided to eliminate this. They will be in again with another plan, hopefully acceptable.

Chairman Gannett reported that Robert Abbott told him that the 50' radius requirement for a turnaround in our Subdivision Regulations is not sufficient for today's snowplows. Suggested that we try for 75' radius or even 100'.

Secretary will type up copies of the amendment concerning charging fees for subdivisions.

Adjourned at 9:45 PM.

*Everett Smith Jr.*  
Sec'y.

*These plans were signed a few days later after Henry had returned name filed in*



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

## Minutes of meeting held July 12 at Waterboro Fire Station

Present were: Clinton Woodson, Forrest Abbott, Jr., Andrew Woodson Jr, Wade Junkins, Selectmen Stephen MacIsaac and Sharr King, and Building Inspector Merrill Pasolt.

Meeting called to order by Chairman Clinton Woodson.

Minutes of previous meeting read and accepted.

Letter from Mr. Joseph J. Vitiato, 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 that they should use the entrance off route 5 only as an entrance and have an exit on the mountain road. They agreed to try this, 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. Robert E. MacDonald~~ Mr. Robert E. MacDonald, Chief Engineer of Water & Air Environmental Improvement Commission, Augusta. Tell him that the Planning Board is interested in what the Blue Bros. Trailer Park is doing in expanding, etc. and would like to be kept informed as to what the state does in this regard. 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 ~~that~~ to ask Attorney Robert Ferguson if he could possibly meet with the planning board July 13 in order to give him ideas of what we want for a hearing prior to a special town meeting. If he cannot make that date, we'll try to ask another as near as possible to this date.

Preliminary Plans of development in No. Waterboro of Clarence and Clinton Woodson were presented and approved. Includes lots 1 thro 14.

Adjourned at 9:30 PM.

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of Special meeting held July 25, 1973 at St. Tephens Hall.

Present were; Stuart Gannett, James Carll, Clinton Woodsome, Everett Smith, Jr.

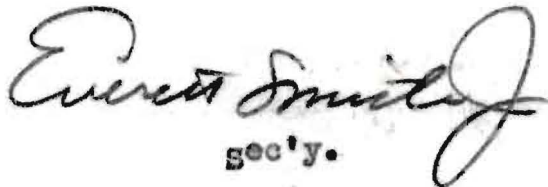
James Carll's letter concerning lots sold from proeprty of Mrs. Marguerite Dawes read. Decided to hold it until regular meeting.

Chairman Gannett explained why he had scheduled this meeting to be just for Planning Board members. He said the Planning Board does planning for the Town. The Conservation Commission works on conserving the resources. He thought the Board would get more work done on zoning ordinances if not so many extra people were present; for example, at the last special meeting there were three different conversations going at the same time. He had agreed, however, to have one representative from the Commission present.

Finally got to work on zoning. First decided what suggested Districts in Part II of Model Zoning Ordinance would apply to us. Finally decided to use all Six of them.

Then started going over page by page. to see what we could use. We went through the first two Districts before time to adjourn.

Secretary is to try to find out if Grandfather Clause covers what lots have been approved but not used prior to zoning. Also attempt to learn why we never heard from the Attorney-General about definition of Sub-division.

  
sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Aug 8, 1973 at St. Stephen's Hall.

Present were; Robert Weatherly, Everett Smith, Jr., Stuart Gannett, James Carll, Forrest Abbott, Jr., Wade Junkins, and Building Inspector Merrill Pazoat.

Minutes of meeting July 11, 1973 read and approved.

Robert Weatherly appointed by Chairman Gannett to vote at this meeting.

Mr. Weatherly said he wished to go on record as being unhappy with Chairman Gannett's remarks in minutes of special meeting of July 25th. He said that on June 1st he moved and the Board voted to invite all of the Conservation Commission, The Building Inspector, the Plumbing Inspector, to all of the special meetings on zoning. He wants to operate as a committee and not with one man running it. The Board voted again to invite the Conservation Commission, the Building Inspector and the Plumbing Inspector to all special meetings on zoning. It is understood that the Selectmen are welcome at all meetings of the Planning Board.

Emery Isaac was in to tell us of his problems in building a "Dairy Bar" beside his home in So. Waterboro. His septic tank leech bed would be too close to the Fire Dept. well. The State Health and Welfare would not give him a waiver, but said it would approve a holding tank if the Town Plumbing Inspector and the State Engineer approves it. Also told him to talk with the town Planning Board. Although it was felt that we had no jurisdiction in the matter, he was told that if the Town Plumbing Inspector signs his application, the Planning Board Chairman would give him a note stating that the Planning Board goes along with the Plumbing Inspector.

The Chairman read a letter from the State Planning office. They were making a survey of towns as to how they are progressing in zoning ordinances. They had sent a form to fill in to report our progress which he had filled and returned.

Chairman reported that the Selectmen had assured him that the matter of dumping sewerage near land of Harry Smith on Ossipee Mountain Road had been taken care of.

Chairman read a letter from Henry and Dorothy Rhodes stating that they had bought a lot of land from Starrett Pierce in No. Waterboro and wanted our opinion as to building, sewerage etc on it. Chairman wrote the selectmen requesting abstracts on Pierce property. Kasprzak sent him copies of five lots registered in Alfred as sold. It was voted to send a letter to the selectmen stating that we felt that Pierce is in violation of Subdivision Regulations, return the abstracts to them, and request them to turn the matter over to the Town Attorney for investigation and action. Request a reply in sixty days.

It was also voted to send a letter to the Selectmen asking if they authorized the State to install a culvert across the Old Alfred Road to drain "Birch Acres" onto and across the Town property - and if not, who did? Send a carbon copy to the Conservation Commission.

Mr. Jerry Merrill was in with a Preliminary Plan of David Eon's proposed development on Route 5 across from Stephen Kasprzak's. Has 50' right of way to S. E. corner of lot 7, then 158 right of way to beach area. Beach area to be owned jointly by all lot owners (so stated in deeds). Also stated in deeds that there be no businesses or trailers on the lots.

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

After discussion of Plan,,the Board voted to send a letter to Mr. Merrill stating that the Preliminary Plan would be approved subject to the addition of the turnaround at the end of the 50' right of way. Also to say that before the Final Plan is approved, Article VII, Section B of Subdivision Regulations must be met.

Worked on amendments to Subdivision Regulations. The following amendments were proposed:

Page 3, Article V Sect A

Change "scale of one inch to 100 ft" to read "scale of one inch to 60'"

Page 3 Article V Section A.

Add #6 to read "Location and names of abutting subdivisions and names of owners of abutting property if not subdivided."

Page 4 Article VI Section D - omit #4.

Page 5 Article VII Section B #6.

Change "minimum radius of 50' " to read "minimum radius of 75' ".

c Voted to accept the proposed amendments as written.

Voted that the Board shall adopt policy of notifying property owners abutting proposed Subdivisions by Registered Mail, and they shall have thirty days to appear before the Board with any grievances.

Secretary is to try to have policy decisions published in the Sanford Tribune and the Portland Press Herald.

There was no report of progress in getting the Building Code books corrected.

James Carll reported on the matter of Mrs. Dawes' property sold. He was advised to have an engineer draw up plans of existing "Lakeview" development. He will bring it in for our examination.

Adjourned at 10:30 PM.

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of special meeting held Aug 22, 1973 at St. Stephen's Parish.

Present were; Stuart Gannett, James Carll, Robert Weatherly, Everett Smith, Jr., Building Inspector Merrill Pazolt, Cons. Comm member Mrs. James Carll, Selectman Starr King.

Minutes of meeting July 25, 1973 read.

quite a discussion as to whether we should continue working on the Model Zoning Ordinance from S. M. R. P. C. or get some sample ordinances from surrounding towns and see if we could adapt them. Finally decided to continue with the Model Zoning Ordinance, and get some samples to compare. Stuart Gannett will try to get some from Buxton and Hollis, and secretary will contact Shapleigh and No. Berwick and request copies of theirs.

Worked on Model Zoning Ordinance and got through "Residential District" section.

Decided to hold another special meeting Aug 29th if Hall available.

*Everett Smith Jr.*  
Sec'y.

SPECIAL NOTICE ! ! ! Special meeting Aug 29, 1973 at 7:00 PM at St. Stephen's Hall. . .

# *Waterboro Planning Board*

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of Special meeting Aug 29, 1973 at St. Stephen's Hall.

Present were; Everett Smith, Jr., Robert Weatherly, Forrest Abbott, Jr., Stuart Gannett, James Carll, Plumbing Inspector Fred Chadwick, Cons. Comm. members Jane Willett, Emily Hamilton, Judith Carll, and Carlton Atkinson.

We started working on "General Purpose District" section of the Model Zoning Ordinance. After a little discussion, it was decided to skip this section until after we had gone over the rest. We worked on "Village District" section and after much discussion of the merits or needs of certain sections, finished at 9:15 PM. Then decided to adjourn until Sept 12th, if the Hall is available.

*Everett Smith Jr.*

Sec'y.

Regular meeting of the Board Sept 5, 1973 at 7:00 PM at St. Stephen's.



# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meetings Sept. 5 and Sept 12, 1973 at St. Stephen's Hall.

The Sept 5th meeting was so sparsely attended that nothing was done. Only ~~two~~ <sup>three</sup> members, Stuart Gannett and James Carll were present, along with Building Inspector Merrill Pazolt, so they simply sat and discussed things in general. *Condensed*

At the Sept 12th meeting, the following were present; Robert Weatherly, Everett Smith, Jr., James Carll, Stuart Gannett, Wade Jenkins, and Cons. Comm. members Emily Hamilton, Judith Carll and Jane Willett.

After much discussion of several problems, we finally finished condensing the Model Zoning Ordinance. James Carll and wife offered to type it for us and have some copies made.

Since the Sept 5th meeting had been mistakenly scheduled as the regular monthly meeting, it was decided to schedule the meeting for Sept 19th, and hold a special meeting on zoning Sept 20th.

*Everett Smith Jr.*

Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Sept 19, 1973 at St. Stephen's Hall.

Present were; James Carll, Robert Weatherly, Everett Smith, Jr., Stuart Gannett, Clinton Woodsome, Wade Junkins, Building Inspector Merrill Pazolt, Selectmen Stephen Kasprzak, Andrew Woodsome, Jr., Starr King.

Meeting was called to order by Chmn. Gannett at 7:15.

Clinton Woodsome was appointed by the Chairman to vote at this meeting.

Mr. Steven Murray presented preliminary plans of Nolette & Payeur's development on W. Buxton Road. Mr. Goodnow, of Land Use Consultants Co. presented a well arranged talk on their findings to date. They had both a contour map and a map showing proposed lots, roads, reserved areas, etc. The proposed name is "Beaver Ridge". State office told them it looked as if public health hazard was minimum. Total area is 83 acres, of which 59 will be used for residents, 7.7 acres included in rights of way, 2.4 acres in open play area, 14.2 acres too low and too wet, not divided. 61 proposed lots. They were asked who would own the resource conservation area. Said probably common ownership, or possibly town ownership. Open to suggestions from the Board. Did they have a timetable? Probably not start building until spring, '74. Take two years to build 61 houses- if sold. proposed \$30-35,000 houses. Said Pine Tree Drive length (1200 ft) would require variance from the Board. The Plan was taken under advisement and Board will notify them of it's decision.

Stanley Harmon and Courtland Alexander presented proposed development on "Willis Lord" or "Edgecomb's Bridge" Road, 0.2 mile from Edgecom's Bridge. Called "Wilderness Acres". Contains 10 lots, 54 to 96,000 sq ft. Anticipate \$40 to 50,000.00 homes. May not develop for two years. Plan taken under advisement.

David Boynton presented plans of proposed development on Clarks Bridge Road in No. Waterboro. Contains 174 acres. He proposes 15 lots of from 10 to 15 acres. Wants to sell to #### people who want a "piece of Maine" to own and to come to. Does not plan any building. Plan taken under ##divisement.

James Carll presented final plan of "Lakeview" which is land of Mrs. Margeurite Dawes which has been discussed previously by the Board. As already told, the lots were surveyed by E. G. Knights for Lawrence Mansfield, who died before recording them. Mrs. Dawes had sold the lots without knowing they were not recorded and did not realize she was subdividing.

It was voted to approve the plan so that the buyer of the last lot can get his mortgage. We will review the plans before signing at next meeting.

Stephen Kasprzak and Robert MacAuliffe presented a proposed development, actually, two 8 unit condominiums, on Camp Road off Webber Road in No. Waterboro (Camp Road goes to Goodrich's(?) camp). Lot contains 5 to 6 acres. Sewerage will be according to Plumbing Code and State Board of Health. Will be at least 400 ft from Ossipee Lake. Plan taken under advisement.

A letter from ##### the selectmen was read concerning our question about Starrett Pierce, the culvert and Ditch on Old Alfred Road, and dumping of sewerage on Mountain Road to Lookout. Discussion followed. In the Pierce case, it was discussed whether we knew for sure he was in violation, and who should instigate punishment. It was felt by the Board that we had no authority to punish. Selectmen will investigate as to whether they can delegate authority, and they felt the Board should ask Mr. Pierce to come to a meeting, with the selectmen present.

As to culvert and ditch on Old Alfred Road, the Board felt the question was answered, and the same with the question of dumping sewerage on the Mountain Road.

OVER

Chairman  
Location Dec.  
see min 24th 73



A letter from Mrs. Marcia Llewellyn concerning a dam on Lake Sherburne development was read, inquiring if the Board knew who gave permission for the dam. Clinton Woodsome said he could remember the selectmen had refused permission for it. The letter was turned over to the selectmen, and the secretary will write Mrs. Llewellyn and acknowledge the letter and tell her of it's disposition.

Adjourned at 10:45 PM.

*Everett W. Smith*  
Sec'y.

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# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meeting Sept 26 at St. Stephen's Hall.

Present were; Stuart Gannett, James Carll, Everett Smith, Jr., Forrest Abbott, Jr., Clinton Woodsome, Wade Junkins, and Merrill Pazolt.

Meeting called to order by Chairman Gannett.

Minutes of meeting Sept. 19, 1973 read. Approved after changing location of Kasprzak and MacAuliffe's proposed condominiums to read; "on Webber Road between Hanscom extension, so called".

Clinton Woodsome appointed to vote at this meeting.

The Board voted to write the Conservation Commission and inform them of the drainage ditch across Old Alfred Road and proposed Little League Ball Park, which poses a ~~###~~ potential threat to the Town Recreation Area. Suggest that they contact the State Dept. of Transportation and ask them how they arrived at the decision to locate it there.

Final plan of David Eon's proposed development on Route 5 in No. Waterboro discussed. Decided to send them a copy of the amendments to the Subdivision Regulations and notify them of the following discrepancies:

Article VI, Sect. D #5: Plan does not show right of way from cul-de-sac to beach area.

Article VI Sect D # 7A: Iron pipes must be set in the ground before the plan is approved.

Article VII Sect B #6: Request that he change to 75' radius but it is not mandatory since the amendment was made after he was at meeting of Aug 8.

Article VII Sect B #11: Road shall be constructed to State Aid Specifications

Article VII Sect B # 12: We will require a Performance Bond of \$15,000

Article VII Sect D #1: Should show center line of Street.

Also, the Beach Area should have dimensions shown.

Draw attention to adoption of Fee for Subdivision Plans. Tell him he owes \$33.00 - - \$25.00 for 1st 4 lots, \$8.00 for next 4 lots.

It was decided to ask Robert Fay to give us an estimate of what it would cost to bring the road up to State Aid Specs. Sec'y is to hold letter at least until we hear from him.

It was discussed whether we can restrict developers to 5 buildings per year. We will ask Mr. Paul Frinsko, Legal Counsel for S M R P C to come to next meeting and advise us.

Also decided to ask Supt. Powers of SAD 57 to come to next meeting and bring us up to date on school situation (pupil census, predicted census, etc). Chairman will call both men Thurs.

Final Plan of "Lakeview" developmentsigned, as voted last meeting, and given to James Carll for delivery.

Adjourned at 9:15 PM.

*Everett Smith Jr.*

Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

Minutes of meeting held Oct 3, 1973 at St. Stephen's Hall.

Present were; Robert Weatherly, Everett Smith, Jr., James Carll, Stuart Gannett, Clinton Woodsome, Wade Junkins, Building Inspector Merrill Pazolt, Selectmen Starr King and Andrew Woodsome, Jr.

Meeting called to order by Chairman Gannett at 7:15 PM.

Supt. Powers of SAD 57 and Directors Steven Foglio and John Montieth were present to answer questions about pupil population growth, etc. They passed out papers of information about present classroom population and expected growth for the next four years. Expect Waterboro Grade schools to increase 15% per year for next four years. The new Middle School will be in use in '74 (has 23 classrooms). Asked how long before it is overcrowded. Said with normal growth, about 4 to 5 years. Their next phase of building will be in elementary level. Planning Board has approved developments totaling 130 units since Sept, 1971, excluding Arrowhead and Lake Sherburne. There were about 80 new houses in town last year. They said pupil enrollment increases in proportion to building increasing.

They said the school district might be able to bulk mail any informational literature for us if we wished.

It was suggested that Directors be furnished with information of new subdivisions approved. Also give them same information of last ten approved.

Paul Ricard sent letter to Board requesting permission to build on lot of land given him by his father. Lot has 30,000 sq. ft., 150 ft. frontage on Old Alfred Road, 300 ft. on Birch Lane. Our reply would be that according to L. B. 1943 just passed by Legislature, there is no need for Planning Board to give permission - just see the Building Inspector.

Fred Fay, Roland Pierce, and Robert Fay were in concerning law that Town must designate a place to dump septic tank sewerage. The State has closed off area they have been using on Dump Road. Selectmen were unaware of this until today (Oct 3). Robert Fay told of a lot of land the Town must own near Red Schoolhouse - it isn't taxed and no owner is known.

The selectmen are trying to find a ~~sewage~~ treatment plant in some nearby town that will allow dumping on a temporary basis until a place can be found in town. The Planning Board will meet with the selectmen soon and learn where the Town has land, then if any of the lots look suitable, will get State Inspector to look it over.

Chairman Gannett reported talking with Lawyer Frinsko of S M R P C who says that the only way of action to slow building is to get the Town to vote to impose a moratorium. ~~Without zoning, best way is to delay approval of developments as long as possible.~~ He will send Stuart a letter telling when he would be able to meet with the Board.

Secretary is to send letter to all developers who have plans pending and tell them we will get to them as soon as possible.

Adjourned at 10:00 PM.

*Everett Smith, Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting Oct 10, 1973 at St. Stephen's Hall.

Present were; Robert Weatherly, Everett Smith, Jr., Clinton Woodsom, Stuart Gannett, James Carll, Fobrest Abbott, Jr, Wade Junkins, and Merrill Pazolt.

Meeting was called to order by Chairman Gannett.

Minutes of meeting Oct 3, 1973 read. Voted to delete sentence "Without zoning, best way is to delay approval of developments as long as possible". Minutes of Oct 3 then were approved.

Clayton Parker was in with a Central Maine Power permit to have signed. He is building on a lot of land given him by his father, on Jellerson Road in E. Waterboro, across from Elmer Woodward. Chairman Gannett signed the permit for him.

Discussion of keeping accurate records, especially of work on developments. Agreed that all decisions should be by vote of the Board, and the records include who moves and seconds, and the number of votes for and against, on approval or rejection of plans.

Discussion of new laws passed by Legislature affecting our Subdivision Regulations. James Carll moved, Robert Weatherly seconded, and it was unanimously voted to adopt by reference L. D. 1943 as sent by the State, and to reprint our Subdivision Regulations to include the new rules. James Carll will have five copies typed up for us to examine.

Preliminary Plans for Nollette & Payeur's development #####  
"Beaver Ridge" on West Buxton Road presented. Several things were noted wrong, and members will take copies of plans home to study and give opinions at special meeting Oct 17th. Stuart Gannett will get names and addresses of all abutting owners.

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of Special meeting held Oct 17, 1973 at St. Stephen's Hall.

Present were; James Carll, Robert Weatherly, Everett Smith, Jr., Stuart Gannett, Wade Junkins, and Merrill Pazolt.

Meeting was called to order by Chairman Stuart Gannett.

1 1/2 hours were spent discussing Preliminary Plan of "Beaver Ridge", going through the Subdivision Regulations to see if they conformed. Finally tabled the Plans until the next meeting, Oct 24.

Another hour was spent discussing Final Plan of David Eon's development in No. Waterboro. The same method was used as above, going through the Subdivision Regulations sentence by sentence. This plan was tabled until Oct 24.

James Carll said he had the copies of the Subdivision Regulations with the new State Laws typed and ready for our examination... This was also tabled.

Stuart Gannett said he thought we should plan to meet with the selectmen and learn what they expect of us (especially concerning sewerage, water waste, natural resources). Sais we should be able to work together better if each board understood the Planning Board's duties.

Adjourned at 9:30 PM.

*Everett Smith Jr.*  
Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of Special meeting held Oct 24, 1973 at St. Stephen's Hall.

Present were; Stuart Gannett, James Carll Everett Smith, Jr., Wade Junkins.

Meeting called to order by Chairman Gannett.

A letter to David Eon in regard to Final Plan of "Little Ossipee Estates" drafted and approved.

A letter to Nolette & Payeur in regard to Preliminary Plan of "Beaver Ridge" on Pole Line Road drafted and approved.

Stuart Gannett will have them typed in quaduplicate and mailed out.

James Carll's copies of Revised Subdivision Regulations passed out for members to proof read.

Kasprzak & MacAuliffe's plan for a Condominium "Massabesic Village" on Webber Road was discussed. Tabled until next meeting.

Secretary is to write Kennebunk Planning Board and inquire how they handle Condominiums - requirements, etc. Also to request a copy of their Zoning Ordinance.

Stanley Harmon's Preliminary Plan of "Wilderness Acres" near Edgecomb's Bridge discussed, tabled until next meeting.

David Boynton's Preliminary Plan of "Waterboro Acres" on Clarks Bridge Road in No. Waterboro discussed, then tabled until next meeting.

Decided to hold a special meeting on zoning Oct 31, 1973 at St. Stephen's Hall.

Adjourned at 9:00 PM.

  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of Special meeting Oct 31, 1973 at St. Stephen's Hall.

Present were; Robert Weatherly, Stuart Gannett, Everett Smith, Jr, James Carll, Cons. Comm. members John Winslow, Jane Willett, Emily Hamilton, Judith Carll.

Robert Weatherly appointed to vote at this meeting.

The Chairman asked the Conservation Commission members to report their progress on Shoreland Zoning. They said Mr. Rollins of Nason College still hasn't given them any data on the natural resources map. They plan Conservation Commission meeting Nov 20 to set their guidelines on the zoning work. The Chairman said that we should aim for two public hearings on zoning the first of '74, and have an ordinance to present at March Town meeting.

James Carll had copies ready of what we took from the Model Zoning Ordinance of S. M. R. P. C. for us to look over. We went through the copies and decided to eliminate lists of Conditional Uses and "Omitted Uses" from each District. Also to discuss later the possibility of changing Requirement of 200 ft. frontage to 100 ft. and possibly cut the minimum yard dimensions (at least the side and rear set backs).

Secretary is to inquire if Mr. Myron Lamb can meet with us. Also write Mr. Paul Frinsko and ask if he can give us a date when he can meet with us.

*Everett Smith Jr.*  
Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of Meeting Held Nov 14, 1973 at St. Stephen's Hall.

Present were; Stuart Gannett, Robert Weatherly, James Carll, Everett Smith, Jr., Clinton Woodsome, Wade Junkins, Guest Mr. Frank Goodwin, Selectman Stephen Kasprzak, Building Inspector Merrill Pazolt.

Representatives of Nolette & Payeur, both owners and Land Use Consultants, were present to discuss "Beaver Ridge" Preliminary Plan. They had a Plan with corrections marked in red ink which they had made after receiving our letter listing discrepancies from the Regulations. They had made the following corrections according to the Sections pointed out:

Article V Sect. A #3. Name of John Hanscom as present owner will be on Plan; #4. There is no known name for the "Camp Road" bordering the development, and it's width varies; Sect B #1 Plan will show width of ways and roads, also width of utility easement. #3 They showed that the drainage easement does not all flow to the "Heath" area. Rather, part of it flows toward the center of the development. #4. Area between utility easement and Buxton Road will be a resource protection area.

They also said that in regard to complaints of some lots having steep slopes, that they had eliminated Lot 19 and changed Lots 1 and 2 to get them somewhat away from the steep area.

The Chairman had a letter from Land Use Consultants concerning Leach Field testings on lots. Their engineer had determined that the soil in the area was O K for the type of lots they planned.

The new Plan will show center line of roads.

All the roads have been brushed, and any member of the Board is welcome to go inspect the area.

Lots which had been questioned as to available area for building had been measured from road and all had sufficient area.

Asked about making acre sized lots, they said if they do, they would have to eliminate the play area. They have a total of approximately 15 acres set aside for resource protection and play area.

They will change name of Ridge Road, since there are already two roads with that name in Town.

They plan to build the roads in sections as the houses are built. They will bring them up to everything but finish and tar then do that after houses are built. Said if road is completed before construction of houses, it will break up as building progresses.

Asked if they have a timetable, Nolette said he planned on 20 per year.

They requested that we approve the plan at once, but Chairman said we should have a copy of new plan to study next meeting. They promised to furnish one.

Secretary received a check for \$37.00 from Stanley Harmon to cover fee for Preliminary Plan of "Harmony Homes" formerly Wilderness Acres, near Edgecomb's Bridge.

John Rossborough presented a Preliminary Plan of development for Louis Wood on Ossipee Hill Road. 5 lots. Also a Preliminary Plan for Elizabeth Cochran of development off Middle Road. 5 lots. Also a Preliminary Plan for himself for development on Rte 202 North of So. Waterboro. 5 lots. All plans were taken under advisement.

We learned that Forrest Abbott, Jr. had resigned from the Board. Mr. Frank Goodwin is being considered for appointment as replacement. He will attend meetings as guest for a time.

We will plan to draft a letter to notify abutters of "Beaver Ridge" before the Preliminary Plan is approved.

*Everett Smith Jr. Sec'y.*



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Nov 21, 1973 at St. Stephen's Hall.

Present were; Stuart Gannett, Everett Smith, Jr., James Carll, Robert Weatherly, Wade Junkins, Guest Mr. David Joy of S. M. R. P. C.

Robert Weatherly was appointed to vote at this meeting.

Mr. Joy was present to answer questions on zoning. Asked how many districts we needed, he said three or four - Resource District, Shoreland, and General and possibly Village. Advised us to get good Administration and Performance Standards Sections. Advised adoption of Part I of Model Zoning almost whole. Section of definitions could be cut down.

He went over with us what we had done in the Part II of Model Zoning advised several changes. James Carll listed the changes and will have a new copy for us to study. Mr. Joy said when we have a final draft typed of what we want, S. M. R. P. C. will print them for us. Said with the Districts recommended and with the Performance Standards set up we have a good start. Could add Village District later if felt needed. Said he would come to another meeting in December. Suggested that S. M. R. P. C. might prepare a sketch of a zoning map for us, which would be a great help.

Asked about Harmon's Preliminary Plan of "Wilderness Acres" - whether we should approve first then send to Saco Valley Corridor Protection District. Suggested that we contact Carl Lawes for his opinion. Chm. Gannett will call him.

Two Power Permits were signed;

Gary Huntress for building on Rte 5 between Ctr. and East Waterboro.

Forrest Owen for building at Motorcycle Racetrack in No. Waterboro.

Robert Weatherly moved, Wade Junkins seconded, and the Board voted that we approve copy of Preliminary Plan of "Beaver Ridge". Chairman will send them letter telling them this and also tell them that we are approving it if they hold to their plan of 20 starts per year. They presented a check for \$137.00 to cover fee for Preliminary Plan.

Secretary is to write Leon Bean and tell him that due to press of business we did not discuss his plan but that it will be first on the agenda of next meeting.

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Dec 5, 1973 at St. Stephen's Hall.

Present were; Robert Weatherly, Everett Smith, Jr, Wade Junkins, Stuart Gannett, James Carll, Clinton Woodsome, guest Frank Goodwin.

Robert Weatherly was appointed by Chm. Gannett to vote at this meeting.

Leon Bean's plan to sell four lots back of some already sold on North side of Old Alfred Road to add to the sold lots was discussed. Wade Junkins moved, James Carll seconded, the Board voted that under our present Regulations he is required to file a Subdivision Plan. Secretary to return the plan with copy of Subdivision Regulations, calling attention to the definition of a Subdivision.

John Rossborough's Preliminary Plan of a development on Route 202 North of So. Waterboro discussed. James Carll moved, Wade Junkins seconded, the Board voted to return the Plan with letter calling attention to the following Sections of Regulations not met; Art V Sect A, Sect A #2, #4, Sect B #3. James Carll moved, Wade Junkins seconded, Board moved that we recommend that he prohibit dwellings of any nature in the Subdivision.

Elizabeth Cocharan's Preliminary Plan for development off Middle Road near Moody Pond discussed. James Carll moved, Wade Junkins seconded, Board voted that the Plan be returned with letter calling attention to following Sections of Regulations not met; Art V Sect A, Sect A #2, #3, #4, #5, Sect B #2, #3.

Louis Wood's Preliminary Plan for lots for sale on Ossipee Hill Road discussed. James Carll moved, Wade Junkins seconded, Board voted that the plan be returned with letter citing following Sections of Regulations not met; Art V Sect A #2, #4, Sect B #3, #4.

Stanley Harmon's Preliminary Plan of "Wilderness Acres" near Edgecombs Bridge discussed. James Carll moved, Wade Junkins seconded, Board voted that we approve the Plan and forward it to the Saco River Corridor Commission for their examination, and ask them for any recommendation they may have.

James Carll moved, Wade Junkins seconded, Board voted that we notify the Selectmen about the Cocharan land being for sale, since we feel that they should be aware that it is available.

Discussed trying to cut down the number of meetings. Decided to limit rest of December meetings to Dec 12, and try to get zoning finalized and ready for James Carll to get typed up. Aim to have ready for David Joy by Jan 9th, and to invite him to meeting that date.

~~Went through the new copy of Subdivision Regulations. Made 2 or 3 minor changes. James Carll will get us 12 copies.~~

Adjourned at 9:30 PM.

VOTED DEC 12 TO STRIKE  
THIS PARAGRAPH FROM  
THE RECORDS.

*Everett Smith Jr.*

Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Dec 12, 1973 at St. Stephen's Hall.

Present were: Stuart Gannett, Wade Junkins, Clinton Woodsome, James Carli, Robert Weatherly, Building Inspector Merrill Pazolt.

Robert Weatherly appointed by Chm. Gannett to vote at this meeting.

Moved by James Carli, seconded by Robert Weatherly, voted by the Board to accept the Dec 5, 1973 meeting minutes, quoting error in last paragraph. This last paragraph to be struck from the records.

Moved by Robert Weatherly, seconded by Wade Junkins, voted by the Board that secretary write the Conservation Commission and ask for their results in Shoreland Zoning. Should be returned by our Jan 9th meeting.

Voted to return the form from Dept. of Environmental Protection concerning Molette & Pageur's Subdivision, telling them "we have no Plan called 'Beaver Subdivision' but that we have one called 'Beaver Ridge Subdivision' " and ask if this is the one meant.

Voted to hold records for one week until approval and then send copy to selectmen.

The Board finished working on copy of Zoning Ordinance. James Carli will have copies typed for Jan 9th meeting so that David Joy may see them.

Adjourned at 9:20 PM.

*Ernest Smith Jr.*  
Sec'y.

The Chairman requested that I extend the Season's Greetings to each member for him. My own Greetings accompany his.

## Report of the Planning Board for 1972.

Working with Attorney Robert Ferguson, the Board revised the Subdivision Regulations, and after adopting the revised version in August, had new copies printed. These may be obtained by interested parties from the Town Clerk, the Building Inspector, from Linwood Rollins or Everett Smith, Jr.

After a newspaper report that an out of state firm was planning to bring in liquid waste to this area, the Board established a moratorium against bringing any liquid waste into town from any other town, effective until annual Town Meeting in March, 1973.

Since we learned that the Building Code adopted in 1958 and revised in 1965 was so outmoded as to be useless, the Board, again working with Attorney Ferguson, held a Public Hearing in August on adopting a new building code, also adopting the State Plumbing Code as a Town Ordinance. This was followed by an informational meeting. Adoption of the two Codes was included in the Warrant of a special Town Meeting held in October. Both Codes were adopted by the Town. The new Building Code booklets were printed for the Town by the Southern Maine Regional Planning Commission.

A land use map of the Town was drawn up by workers of the Southern Maine Regional Planning Commission this past Summer. The Board has gone over this map to check for errors or omissions. It will be used to help writing a Comprehensive Plan for the Town as soon as a representative of the S. M. R. P. C. can meet with us and explain its use.

In late December, the Board met with the Limerick Planning Board at the home of Limerick's Chairman Mr. Myron Lamb. Mutual problems and policies were discussed.

*Everett Smith Jr.*  
Secretary.



# PLAANIG BOARD FINANCIAL REPORT, 1973

Balance on Hand, Jan 1, 1973 . . . . .	\$ 71.01	
Received from Town of Waterboro . . . . .	300.00	
" " Applicants for Subdivision Plans . . . . .	<u>174.00</u>	\$545.01
Pd. to Casco Bank, Service Charge, Checking Acc't. . . . .	\$ 12.00	
" " Diane Daney, Typing Comprehensive Plan . . . . .	15.00	
" " York Co. Comm. Action, Copier, " " . . . . .	3.30	
" " Postage . . . . .	35.32	
" " James Sewall Co., Tax Maps . . . . .	32.05	
" " St. Stephen's Parish, use of Hall . . . . .	88.00	
" " Lincoln Press, Printing Subdivision Reg. Amend. . . . .	12.50	
" " " " " 500 Letter Heads . . . . .	11.50	
" " Waterboro Town Clerk, Subdivision Plans Payments . . . . .	<u>174.00</u>	<u>383.67</u>
Balance on Hand, Dec 31, 1973 . . . . .		\$161.34

*Everett Smith Jr Sec'y-Treas*