JANUARY 8, 1975 ST. STEPHEN'S HALL

Convened at 6:30 p.m. Members present: Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

WEST WIND ACRES .- E. A. Garland

Dicussion was held with Mr. Garland regarding the following proposed

changes in the Preliminary Plan:

- 1. That lots 3,4 and 5 be combined and divided into two lots.

 This was due to the fact that there was a drainage easement through lot 3 and that the street frontage on all the lots was less than desirable.
- 2. Lots 9 and 10, as proposed, will use the same leaching bed, thus the crossing of lot 9 with 10's effluent drain and, thereby, creating a situation which could become a cause for irritation between the two owners. Since there are other acceptable methods of disposal, the Board objects to such an arrangement and will adopt this policy here and in the future. Mr. Garland feels that there may well be an acceptable location on lot 10, and will attempt to find one.
- 3. Move the easterly boundary of lot 12 westward to the foot of the steep slope, and the westerly boundary westward to compensate for the change in the easterly boundary. To locate 12's on lot 12 instead of on lot 11, as proposed orininally.
- 4. Reserve lot 13 as an community property. The public easement to be relocated to lots 15 and 16 (from 14).
- 5. The old cemetery is to be surrounded by a suitable fence and deeded to the Waterboro Historical Society.
- 6. The stone wall along West Rd., from the new entrance road to the entrance to the cemetery is to be removed and some of the growth trimmed back to provide adequate visibility for vehicles entering West Rd. from the development. The Planning Board will review this at the site after completion for the Board's approval.
- 7. Lots 1 and 22 will access to the development road; lots 2 and 23 will access to West Rd. -- 23 via a lane which will be made an easement to the Town.
- 8. The Final Plan is to indicate the firm locations of both the well and the leaching bed on each lot.
- 9. A performance bond will be required for the roads.

REGULAR MEETING, JAN. 8, 1975

Mr. Garland was asked if he would sell one or more of these lots to other builders or to private parties who were free to hire their own builder. He replied that he would sell lots subject to the stipulation that, if and when built upon, he would do the building—as long as it was while he was in business and able (healthwise) to build.

Mr. Garland will submit a revised Preliminary Plan reflecting the proposed changes and let the Chmn. or Secy. when he is ready for a review.

SACO RIVER CORRIDOR

As a result of the Board's request, Mr. Carl Laws attended this meeting. He brought in a map on which he had drawn in the Corridor boundary in Waterboro. A red line indicated the 500 ft. boundary and a blue line the 100 year flood-plain boundary, up to 1000 ft. He also brought a list of the Arrowhead lots isentified by number and indicating which are deeded, which are under contract and which are Arrowhead-owned, as of Oct. 29, 1974. He reiterated the fact that financial aspects will not be considered ass a criterion in determining the districting.

Mr. Laws said that, within a week, he will be posting a notice for the Jan. 29 th hearing in Waterboro, and that on it will be stated that Waterboro Planning Board did or did not make a recommendation for districting. He stated that the deadline for the receipt of briefs has been extended to Jan. 14th and that the next meeting of the Commission will be Feb. 12th which will be after the Waterboro

hearing.

There was considerable discussion as to whether or not the Waterboro Planning Board would submit a recommendation for the districting inasmuch as it had forfeited its prerogative by not having done so within the time prescribed in the Act. Mr. Laws stated that, if the W.P.B. did make a recommendation, while it did not meet the requirements of the Act, it would still be considered as a worthwhile contribution. because the W.P.B. is better acquainted with the circumstances which should influence the decision of the Commission. He emphasized that, if the Waterboro Planning Board chose to do so, it should be done forthwith in order to be mentioned in the notice. He was very definitely of the opinion that the W.P.B. should make a recommendation, even at this date. He drew attention to the fact that, since there is much more that Arrowhead to be considered, the W.P.B. should not dwell too much upon the Arrowhead problems or allow these to deprive the other landowners and the Town of definitive action. Chmn. Gannett stated that the matter would be given immediate attention. Mr. Laws pointed out that it need not refer to specific parcels but could be general, referring to categories and land characteristics.

Mr. Laws ctressed the need from the W.P.B. its corroboration of the Corridor Boundaries that he had indicated on the map. The P.B. will immediated attend to the matter. He asked for recommendations for a meeting place for the hearing. Massabesic H.S. cafeteria was proposed. He will make the arrangements. He stated that a prehearing conference will be held at which the W.P.B. will be welcome. This is to be done to eliminate time-consuming preliminaries from the hearing. He advised that any information needed from any of the property owners should be requested from them by letter as soon as possible with a copy of the letter sent to the Commission

Respectfully submitted, Frank R. Goodwin, Secy. Minutes of discussion with Carl Laws at the regular meeting of the Planning Board on January 8, 1975

Mr. Laws brought in a map on which he had drawn in the Corridor boundary in Waterboro. The red line indicated the 500 ft. boundary and the blue line the 100 year flood plain boundary up to 1000 ft. He also brought a list of the Arrowhead lots identified by number and indicating which are deeded, which are under contract and which are Arrowhead-owned, as of Oct. 29, 1974. He reiterated the fact that financial aspects will not be considered in the districting.

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There was considerable discussion as to whether or not the Waterboro Planning Board would submit a recommendation for districting inasmuch as it had forfeited its prerogative by not having done so within the time prescribed in the Act. Mr. Laws stated that if the W.P.B. did make a recommendation, while it did not meet the requirements of the Act, it would still be considered as a valuable contribution, since the W.P.B. is better acquainted with the circumstances which should influence the decision of the Commission. He emphasized that, if the W.P.B. chose to do so, it should be done forthwith in order to be mentioned in the notice. He was very definitely of the opinion that the W.P.B. should make a recommendation, even at this date. He drew attention to the face that, since there is much more than Arrowhead to be considered, the P.B. should not dwell too much upon the Arrowhead problems or allow these to deprive the other landowners and the Town of definitive action. Chmm. Gannett stated that the matter of a recommendation would be given immediate attention. Mr. Laws pointed out that it need not refer to specific parcels but could be general, referring to categories and land characteristics.

Mr. Laws stressed the need from the W.P.B. its corroboration of the Corridor boundaries that he had indicated on the map. The P.B. will attend to the matter forthwith.

Mr. Laws asked for recommendations for a meeting-place for the hearing. Massabesic High School Cafeteria was suggested. He will make the arrangments.

Mr. Laws stated that a prehearing conference will be held at which the W.P.B. members will be welcome. This is to be done to eliminate time-consuming preliminaries from the hearing.

Mr. Laws advised that any information needed from any of the property owners should be requested from them by letter as soon as possible with a copy of the letter sent to the Commission.

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Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING, JANUARY 16, 1975, 4:30 p.m., TOWN CLERK'S OFFICE

Members present: Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

WEST WIND ACRES __ E. A. Garland

Mr. Garland had been over the proposals made at his last appearence before the Board. He reported that he had contacted the State Dept. of Transportation who recommended that only from 10 to 15 ft. of the stone well between lot 22 and West Rd. be removed and that no trimming would be required. The Board agreed to accept this provided it received the recommendation from the Dept. of Transportation in a letter.

The matter of rearranging the lot 11 boundaries was discussed. It was proposed and agreed to that the easterly boundary would be moved westward by about ½ the width of the lot and approximately parallel to the existing boundary and that the westerly boundary would be moved a similar distance westward and parallel to the westerly boundary. Mr. Garland pointed out that the turn-around would have to be moved ahead by about the bigness of it in order to provide adequate frontage on it for lot 11. This was agreed to.

With regard to the proposed combining of lots 3,4 and 5, and the elimination of lots 13 and 14 as house lots and the relocation of the right-of-way to the picnic area to lot 13, Mr. Garland registered strong objection. He maintained that lots 3,4 and 5 were large enough and that, contrary to the position of the Board, 13 and 14 were buildable. He indicated that each lot lost would deprive him of about \$3000 profit. The Chmn. explained to him that all other considerations had precedence over profit. The proposals agreed to, after lengthy discission, are as follows:

1. Lots 3,4 and 5 will be combined and divided into 2 lots of approximately the same area and street frontage.

2. The boundaries of lot 12 will be changed as follows:
the easterly boundary to be moved westaard approximately
one half the width of the lot and approximately parallel
to its existing bearing; the westerly boundary to be moved
westward into lot 11 by a similar distance and approximately parallel to the bearing of the existing westerly
boundary.

3. The turn-around at the end of West Winds Dr. will be relocated westward, as required, to provide for adequate frontage on the turn-around for the rearranged lot 11.

4. Lots 13, the picnic area, the right-of-way from West Wind Dr. across lot 14 to the picnic area shall be accessible to all occupants of the subdivision and, along with all drainage easements, shall be a conservation easement to the Town of Waterboro, the upkeep being the responsibility of the subdivision community under the surveillance of the Town.

5. The Board will accept, upon the receipt of a letter from the Dept. of Transportation, their recommendations for the removal of only 15 ft. of the stone wall along the easterly boundary of lot 22, beginning at West Wind Dr. northward and that no trimming will be needed.

6. It will be agreeable to the Board for the developer to take whatever steps are necessary to make lots 1 and 17 a part of the subdivision, should they be sold prior to

approval of the Final Plan.

It has been previously agreed that:

1. The easement from West Rd. along the northerly side of lot 23 and terminating at the westerly boundary of lot 23 will remain.

2. A suitable fence will be constructed by the developer around the old cemetery, and the cemetery will be deeded

to the Waterboro Historical Society.

When a Preliminary Plan, altered to show the above changes plus other provisions previously agreed upon, is presented to the Waterboro Planning Board it will be accepted. The Final Plan will, however, bear several restrictions of a general nature.

SACO RIVER CORRIDOR __DISTRICTING

The Board directed its attention to the matter of its recommendation to the S.R.C.C. for the districting of the land within the Waterboro section of the Corridor. The Tax Maps of the Town of Waterboro were used to show the area under consideration. The approximate boundary had been drawn upon these maps by Mr. Goodwin. The land use at this time was general knowledge of the Board and had been for a matter of years. Outside of the Lake Arrowhead Estates, there is relatively little development in progress within the Corridor, namely, one by the Woodsome Lumber Co. consisting of 11 contiguous 3/4 acre lots on a portion of a large tract of land in No. Waterboro and Wilderness Acres by Mr. Stanley Harmon consisting of 10 lots on 16 acres near the Hollis Town line.

Arrowhead has, within the Corridor, 582 lots with a considerable network of roads and an approximately equal length of water system. This degree of development stands apart from anything in the entire Corridor, except the Limerick portion of Arrowhead, and, as a consequence, posed a question as to whether or not it should be classified as Limited Residential or General Development. Section 14, subsection 1 of the Act is as follows:

Areas to be included. The General Development District shall include those areas within the Corridor which exhibit a clearly defined pattern of intensive residential, commercial or industrial development and such reserve growth areas as may be

deemed necessary by the Commission after considering ---It was agreed that there had been "development" in accordance with the stated definition in the Act but the uncertainty was about the term "intensive" for which no criteria had been stated for it in the Definition section of the Act, none from the Commission nor from the Office of the Atty. General. For the want of guidance, therefore, Mr. Goodwin referred to the dictionary definition as applied to this use: "constituting or relating to a method of land cultivation calling for large-scale employment of capital and labor". He maintained that "cultivation" was merely an exempliary term and that "development" could as well have been used; that it was the remainder of the definition that was important. However there was wide spread doubt as to whether the construction of only 49 houses on 582 lots since the approval of this subdivision in 1973 would constitute "intensive development". Mr. Goodwin called attention to the 6th paragraph on page 29 of the Saco River Corridor Commission's Comprehensive Plan in which an indirect reference is made to the Arrowhead development as "intensive", and to Section 10 fo the Act which states that this Plan"shall be used as a guide by the planning boards of the municipalities within the Corridor in making recommendations for district boundaries --- ", suggesting, therefore, that the Planning Board may well be bound by law to declare Arrowhead General Development. Chmn. Gannett pointed out that the paragraph referred to also regarded this intensive development as a possible detrimental fate to the goals of the Act. The area was then examined with regard to the 6 qualifying statments under Subsection 1. The Board agreed that:

A. There is suitable area outside the Corridor which could adequately accommodate the anticipated growth of the area of intensive development.

B. The growth of the area of intensive development within the Corridor is not necessary or desirable

C. The reserve growth area qualifies for inclusion in the Resource Protection District.

D. The reserve growth area is suitable for the uses permitted within this district.

SACO RIVER CORRIDOR -- cont.

E. The uses permitted in this district within the reserve growth area would result in water quality degredation.

F. The uses permitted in this district within the reserve growth area would reasonably interfere with the fish or wild life habitat and the scenic values of those areas eligible for inclusion within the Resource Protection District.

Discussion on the matter having been concluded, Chmn. Gannett inquired whether or not any member desired to propose the districting of any of the Waterboro land within the Corridor for General Development. Mr. Goodwin, believing that, in its Comprehensive Plan under Present Land Use, the Commission has definitely classified the Arrowhead development as "intensive", and being mindful of Section 10 of the Act, moved that the Arrow-head Estates property be districted General Development. The motion was defeated by a vote of 4 to 1. The Chmn. made the same inquiry regarding the remaining land. There being no response he moved that all Town-owned land, wetlands, swamps and bogs within the Town of Waterboro and within the boundary of Corridor, including the 100 year flood plain, not to exceed 1000 ft., as outlined on a map provided by Mr. Carl Laws, Exec. Director of the Commission, be recommended for districting as Resource Protection. The motion was unanimously carried. accordance with the Act, all land not districted as Resource Protection or General Development is automatically recommended for Limited Residential. The matter was closed. The Chmn. will notify Mr. Laws of the Planning Board's decision.

The next meeting, Jan. 22, 1975, at the Town Clerk's office. Meeting adjourned.

Respectfully submitted,

Frank R. Goodwin, Secy.

Addenda to the minutes of Jan. 16, 1975 meeting to correct an omission.

SACO RIVER CORRIDOR __DISTRICTING

(to be entered after: F. ----Resource Protection District.)
Mr. Willett pointed out that, if the Board wished to base
its decision precedents of the S.R.C.C., it could consider
the districting of areas such as in Acton (on the lake),
Hollis along the Saco or Bar Mills all of which contain
more building per unit area than Arrowhead and all of which
have been districted as Limited Residential.

SACO RIVER CORRIDOR DISTRICTING

to the S.R.C.C. for the districting of the land within the Waterboro section of the Corridor. The Tax Maps of the Town of Waterboro were used to show the area under consideration. The approximate boundary had been drawn upon these maps by Mr. Goodwin. The land The land use at this time was general knowledge of the Board and had been for a matter of years. Outside of the Lake Arrowhead Estates there is relatively little development in progress within the Corridor, namely, one by Woodsome Lumber Co. consisting of 11 contiguous 3/4 acre lots on a portion of a large tract of land in No. Waterboro and one by Mr. Stanley Harmon (Wilderness Acres) consisting of 16 acres (10 lots) near the Hollis town line. Arrowhead has, within the Corridor, 582 lots with a considerable network of roads and an approximately equal length of water system. This degree of development stands apart from anything in the entire Corridor, except the Limerick portion of Arrowhead, and, as a consequence, posed a question as to whether or not it should "limited residential" or "general development". It was agreed that there had been "development" in accordance with the stated definition. Section 14, subsection 1 states that those areas which exhibit a "clearly defined pattern of intensive development" shall be included in the General Development District. However, there was serious doubt as to whether the construction of only 49 houses on 582 lots since the approval of this subdivision in 1973 would constitute "intensive development", even admitting the fact that there were 275 lots on sales contracts. The uncertainty was about the term "intensive" and the lack of a clear definition for it as intended in the Act. Mr. Goodwin pointed out that the S.R.C.C. Comprehensive Plan regarded this development as "intensive" and that the Act specificaly stated that municipal planning boards were to be guided by this Comprehensive Plan in making recommendations for districting. Further, for want of better guidance as to the meaning of the term "intensive", the dictionary definition, in this use, described it as land development "calling for large scale employment of capital

The Board directed its attention to the matter of its recommendation

Discussion on the matter having been concluded Chmn. Gannett enquired whether or not any member desired to propose the districting of any of the Waterboro land within the Corridor for General Development. Mr. Goodwin motioned that the Arrowhead Estates land be so districted. The motion was defeated by a 4 to 1 vote. The Chmn. made the same inquiry regarding the remaining land. There being no response he moved that all the wetlands, swamps and bogs, as outlined on the map provided by Mr. Laws, Exec. Director of the Commission, be recommended for Resource Protection. The motion was unanimously carried. In accordance with the Act, All not districted as General Development or Resource Protection is thereby recommended for Limited Residential. The matter was closed with the statement that the Chmn. would notify Mr. Laws of the Planning Board's action.

R spectfully submitted, Frank R. Goodwin, Secy.

Supreded by complete minutes

Waterboro Planning Board

TOWN OF WATERBORO
MAINE

JANUARY 22, 1975 SPECIAL MEETING

Meeting convened at 7:30 p.m. by Chmn. Gannett; present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

MINUTES, Jan. 16 meeting

Daniel Willett pointed out that the minutes, under Saco River Corridor Commission, omitted reference to the precedents of the Commission created in districting land in Acton and Holliss as limited residential. It was agreed that this omission should be corrected by attaching to the minutes, already written, an addendum sheet bearing the omitted reference.

WEST WIND ACRES##_E.A.Garland

Chmn. Gannett reported that he had sent Mr. Garland a copy of a Conservation Easement and a copy of a deed indenture, used in the Beaver Ridge subdivision, for his convenience in framing those for his development. The Secy. reported that he had written a letter to Mr. Garland listing the changes in his Preliminary Plan that were agreed to at the Jan. 16th meeting. Mr. Junkins was given a copy of the Road Construction Specifications from which he will have several copies made for the Board's use. One of these will be sent to Mr. Garland.

MORATORIUM

The Secy. reported that he had received a letter from E. Stephen Murray requesting a copy of the Board's Moratorium on subdivisions and that he, with Chmn. Gannett's approval, had complied with Mr. Murray's request.

PORTLAND PRESS HERALD

It was unanimously voted to pay the bill for the Notice of the hearing on the districting of the land within the Saco River Corridor in Waterboro, held on Jan. 15, 1975.

SACO RIVER CORRIDOR

The Board voted to retain Roger Elliott to assist it in presenting its case for districting before the S.R.C.C. hearing in Waterboro.

Chmn. Gannett directed the Secy. to send a letter to the Selectmen asking them to send the Board a letter, if they were so-minded, stating that they desire to have Town-owned land within the Corridor districted Resource Protection and to do so as soon as possible.

ANNUAL REPORT OF THE PLANNING BOARD

Chmn. Gannett stated that the Board's report of its past year's activities and its financial report is needed immediately for inclusion in the Town Report. The activity report should be comprehensive. Mr. Willett felt that it should include, among other things, roughly, the number of lots in approved subdivisions available for building. Mr. Goodwin said that, while there were some records, it would take some research to put them in order and that there might not be enough time to collect this information.

DISTRIBUTION OF THE TOWN REPORT

Chmn. Gannett said that, if the Board could prepare it, the distribution of the Town Reports would afford an opportunity to get any information relative to the Zoning Ordinance, Comprehensive Plan, Subdivision Regulations or anything else that the Board wanted to give general distribution, into the hands of the townspeople.

COMPREHENSIVE PLAN

Dan Sanford will complete the finishing touches on the Plan which will consist of numbering the pages, setting up the table of contents and preparing the cover sheet and then deliver it to the S.M.R.P.C. office to have 200 copies printed. Since there is already a Comprehensive Plan, this one will be designated as having been revised as of Jan. 22, 1975. Chmn. Gannett brought up the necessity of expanding the Flan in the area of actual study of specific present and future needs of the Town and the planning and scheduling of necessary projects within a time frame. He felt that the Board should sponsor an article in this year's Town Warrant to appropriate a reasonable amount for this purpose. The members agreed and directed the Secy. to ask the S.M.R.P.C. for an estimate.

MAINE ASSOC. OF PLANNERS

The Chmn. referred to a letter from the M.A.P. encouraging the Board to join. There was no consideration given to it except to say that the matter might later be looked into to see if there might be worthwhile benefits to be derived from it.

REMUNERATION OF PLANNING BOARD MEMBERS

Chmn. Gannett introduced this subject by stating his belief that the Board members should not be expected to take the responsibility nor spend the time and expense required of them without some compensation. He referred to the many matters facing the Board in the near future such as the Zoning Ordinance, expansion of the Comprehensive Plan, revision of the Subdivision Regulations, processing of subdivision applications, on-site inspections and attending various meetings, in and out-of-town, helpful to the Board in the performance of its duties. The Chmn. pointed out that the members of the Buxton Board receives \$8.00 per meeting.

It was moved and seconded and unanimously carried that it be recommended to the Town that the members of the Board, including the Alternates, be paid \$8.00 each for any Board meeting attended in town and \$10.00 for attendance at any out-of-town meeting, plus travel expenses, for one car only, of 15 cents per mile, plus any other justifiable associated expense.

BUDGET

After some discussion of the matters to be dealt with during 1975 it was unanimously voted to propose a budget of \$900.00.

Meeting adjourned.

Respectfully submitted,

Frank R. Goodwin, Secy.

Waterboro Planning Board

TOWN OF WATERBORO
MAINE
REGULAR MEETING
FEBRUARY 12, 1975

Meeting was called to order at 7:30 p.m. by acting Chairman Daniel Willett. Other members present were Wade Junkins, Daniel Sanford and Frank Goodwin.

HARMONY HOMES, INC .- Stanley Harmon Mr. Harmon (accompanied by Mr. Alexander, Mr. Elwyn Owen and Mr. and Mrs. Raymond Day, owners of the property) presented a Preliminary Plan along with a Soil Study Report of a proposed 19-lot subdivision in No. Waterboro by the name of Northwood Village. Mr. Willett pointed out that, since there was a moratorium still in effect on subdivisions, the Board would have to decide whether or not to lift it before it could consider the Plan. He explained that all members of the Board should be present when the future of the moratorium is to be discussed. Mr. Harmon enquired whether or not there would be an article in the Town Warrant this year proposing a moratorium. He was told that there will not, to the Board's knowledge, be one. Mr. Harmon offered to leave a check for the application fee but was told by Mr. Willett to wait until the decision might be made to lift the moratorium. Mr. Owen made a strong plea in behalf of the Days stating that it would be a serious hardship on them to delay approval since they were actually land-poor and that this would their only source of income. Mr. Harmon was assured that he would be informed as soon as action has been taken.

WEST WINDS ACRES__E.A.Garland

Mr. Garland was in to present his Preliminary Plan, revised to reflect the changes agreed to at the Jan. 16, 1975 meeting and outlined to him in a letter from the Board, dated Jan. 17, 1975. He displayed a Permit No. 75-6-146 from the Dept. of Transportation, Bureau of Highways allowing an entrance to a subdivision off West Rd. but not, as requested by the Board, making any reference to the Department's attitude regarding the removal of some 15 ft. of stone wall from the entrance westward along West Rd. Mr. Garland will attempt to procure one that does. Mr. Garland stated that his lawyer had advised him that lots #1 and #17 could be included as part of the subdivision. This was agreeable to the Board. Mr. Garland presented a check for \$59.00 as the application fee for 21 lots.

All revisions were reviewed, one by one, and found to comply with the requirements. Mr. Garland explained that he had relocated the boundary between lots #20 and #21 with the result that both lots comprise more than an acre. Mr. Garland displayed a letter to him from the Waterboro Historical Society requesting him to place a fence around the cemetery within lot#21 and to consider deeding the cemetery to the Society. Mr. Willett stressed the adviseability of wording the deed in such a manner as to impose upon the Society the responsibility of policing the appearance of the cemetery so that it would not be objectionable to the lot owner.

Mr. Garland was told that the Board would decide upon what-

Mr. Garland was told that the Board would decide upon whatever restrictions and conditions were to apply to the subdivision and inform him by letter in order that he may have the Final Plan drawn.

ANNUAL REPORT

The report of the Board's 1974 activities and the Treasurer's report were brought up for action. Mr. Junkins moved and Mr. Sanford seconded the approval of both. The vote was unanimously affirmative. The minutes of the Jan. 22, 1975 meeting were likewise approved.

MORATORIUM -- Suit for Judgement

Mr. Willett called attention to a letter from Atty. Elliott stating that the action against the Planning Board had been dismissed.

SACO RIVER CORRIDOR._Districting in Limerick
Mr. Willett called attention to a copy of the proposed
Finding of Fact and Recommendation and Memorandum of the
Presiding Officer. It is available to any who wish to study
it.

COLLINS BROS -- Gendron Letter

Mr. Willett moved that the Board inform Mr. Gendrom that lot 20 indicated on a plan of the Bean property on Old Alfred Rd. is not a part of a subdivision. Mr. Junkins seconded it and the vote was unanimously carried.

COMPREHENSIVE PLAN __ Expansion

Mr. Goodwin, who had been instructed to determine an approximate cost of expansion of the Comprehensive Plan into a more definitive long range plan, reported that he had talked with Dave Joy of the S.M.R.P.C. in Alfred who could not suggest a figure but did say that the Regional Planning Engineer, Mr. Palmbeck, could very likely do it for considerably less than an outside consulting firm. Mr. Goodwin talked with Mr. Palmbeck who suggested that the Board choose a date for him to visit and discuss with the Board what it may have in mind and let him know. This would provide Mr. Palmbeck some basis on which to make an estimate. Action on this will be taken at an early subsequent meeting.

Next meeting will be F₂b. 22, 1975 at 7:30 a.m. at the Town Office Bldg.

Meeting adjourned.

Respectfully submitted,

Frank R. Goodwin, Secy.

Waterboro Planning Board

TOWN OF WATERBORO

MAINE
REGULAR MEETING
FEBRUARY 12, 1975

Meeting was called to order at 7:30 p.m. by acting Chairman Daniel Willett. Other members present were Wade Junkins, Daniel Sanford and Frank Goodwin.

HARMONY HOMES, INC. -- Stanley Harmon

Mr. Harmon (accompanied by Mr. Alexander, Mr. Elwyn Owen and Mr. and Mrs. Raymond Day, owners of the property) presented a Preliminary Plan along with a Soil Study Report of a proposed 19-lot subdivision in No. Waterboro by the name of Northwood Village. Mr. Willett pointed out that, since there was a moratorium still in effect on subdivisions, the Board would have to decide whether or not to lift it before it could consider the Plan. He explained that all members of the Board should be present when the future of the moratorium is to be discussed. Mr. Harmon enquired whether or not there would be an article in the Town Warrant this year proposing a moratorium. He was told that there will not, to the Board's knowledge, be one. Mr. Harmon offered to leave a check for the application fee but was told by Mr. Willett to wait until the decision might be made to lift the moratorium. Mr. Owen made a strong plea in behalf of the Days stating that it would be a serious hardship on them to delay approval since they were actually land-poor and that this would their only source of income. Mr. Harmon was assured that he would be informed as soon as action has been taken.

WEST WINDS ACRES__E.A.Garland

Mr. Garland was in to present his Preliminary Plan, revised to reflect the changes agreed to at the Jan. 16, 1975 meeting and outlined to him in a letter from the Board, dated Jan. 17, 1975. He displayed a Permit No. 75-6-146 from the Dept. of Transportation, Bureau of Highways allowing an entrance to a subdivision off West Rd. but not, as requested by the Board, making any reference to the Department's attitude regarding the removal of some 15 ft. of stone wall from the entrance westward along West Rd. Mr. Garland will attempt to procure one that does. Mr. Garland stated that his lawyer had advised him that lots #1 and #17 could be included as part of the subdivision. This was agreeable to the Board. Mr. Garland presented a check for \$59.00 as the application fee for 21 lots.

All revisions were reviewed, one by one, and found to comply with the requirements. Mr. Garland explained that he had relocated the boundary between lots #20 and #21 with the result that both lots comprise more than an acre. Mr. Garland displayed a letter to him from the Waterboro Historical Society requesting him to place a fence around the cemetery within lot#21 and to consider deeding the cemetery to the Society. Mr. Willett stressed the adviseability of wording the deed in such a manner as to impose upon the Society the responsibility of policing the appearence of the cemetery so that it would not be objectionable to the lot owner. Mr. Garland was told that the Board would decide upon whatever restrictions and conditions were to apply to the subdivision and inform him by letter in order that he may have the Final Plan drawn.

ANNUAL REPORT

The report of the Board's 1974 activities and the Treasurer's report were brought up for action. Mr. Junkins moved and Mr. Sanford seconded the approval of both. The vote was unanimously affirmative. The minutes of the Jan. 22, 1975 meeting were likewise approved.

MORATORIUM -- Suit for Judgement

Mr. Willett called attention to a letter from Atty. Elliott stating that the action against the Planning Board had been dismissed.

SACO RIVER CORRIDOR__Districting in Limerick Mr. Willett called attention to a copy of the proposed Finding of Fact and Recommendation and Memorandum of the Presiding Officer. It is available to any who wish to study it.

COLLINS BROS -- Gendron Letter

Mr. Willett moved that the Board inform Mr. Gendrom that lot 20 indicated on applan of the Bean property on Old Alfred Rd. is not a part of a subdivision. Mr. Junkins seconded it and the vote was unanimously carried.

COMPREHENSIVE PLAN -- Expansion

Mr. Goodwin, who had been instructed to determine an approximate cost of expansion of the Comprehensive Plan into a more definitive long range plan, reported that he had talked with Dave Joy of the S.M.R.P.C. in Alfred who could not suggest a figure but did say that the Regional Planning Engineer, Mr. Palmbeck, could very likely do it for considerably less than an outside consulting firm. Mr. Goodwin talked with Mr. Palmbeck who suggested that the Board choose a date for him to visit and discuss with the Board what it may have in mind and let him know. This would provide Mr. Palmbeck some basis on which to make an estimate. Action on this will be taken at an early subsequent meeting.

Next meeting will be F_ob. 22, 1975 at 7:30 a.m. at the Town Office Bldg. Meeting adjourned.

Frank R. Goodwin, Secy.

Respectfully submitted,

Waterboro Planning Board

TOWN OF WATERBORO

MAINE
SPECIAL MEETING
FEBRUARY 22, 1975

Held at the Town office building and opened at 7:30 a.m. by Chmn. Gannett; other members present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

JOHN GENDRON -- Bean Property --

The matter of Mr. Gendron's letter regarding a lot formerly in the Bean property, shown as lot #37 on Tax Maps #4 and #7, which was read and acted upon at the Feb. 12 meeting, was reopened. Chmm. Gannett read again the letter which requested from the Board a statement that so-called lot #20, purchased by Collins Bros., Inc., "is, in fact, not in a subdivision". The discussion pointed to the fact that this lot was the second lot to be sold from the Bean property since the Subdivision Control law was made effective and that, subsequent to that sale, an entrance road had been bulldozed into the remaning lot. Referring to an opinion recently received from the Board's attorney, Mr. Roger Elliott, this could have started "development" of the remainder of the parcel, depending upon its intended use. However, since this lot #20 was purchased prior to the construction of the road, the vote of the previous meeting was deemed correct and a letter is to be sent to Mr. Gendron granting him his request.

COMPREHENSIVE PLAN

A bill from the S.M.R.P.C. in the amount of \$24.10 for the printing of 200 copies of the Comprehensive Plan was approved for payment

SACO RIVER CORRIDOR

A bill from the Sanford Tribune in the amount of \$12.30 for advertising the hearing on the districting of the land within the Saco River Corridor was approved.

Chmn. Gannett read a letter from the Board of Selectmen in which they stated that, on advice of Town Counsel, they felt that they lacked the authority to request that the part of the Town land, shown on the Town Tax Map #15 as lot #9, which rests within the Saco River Corridor be districted Resource Protection as recommended by the Planning Board and that it would first have to be voted by the Town. Since it was too late to get it districted as part of the Commission's action in the original districting, the Board decided to take no further action at this time.

Chmn.Gannett read a letter from Peter Plumb asking for information relative to any conditions and/or restrictions that applied to the Board's approval of this subdivision. It was noted that Mr. Eon had not resubmitted his final plan as directed by the Board, but had registered a plan which the Board had told him was not satisfactory. The Secy. was directed to review this plan at the Registry to determine if the Board's recommended restrictions had, in fact, been attached and then consult with the Chairman to discuss the matter further.

MORATORIUM

Terminating a discussion relative to lifting the moratorium on subdivisions, Chmn. Gannett moved, Mr. Junkins seconded and the Board unanimously voted to take no action on it at this time.

HARMONY HOMES, INC.--Northwood Village
The Board was in agreement that Mr. Harmon should be notified that the moratorium on subdivisions is still in effect and that his Northwood Village subdivision will not be considered until the moratorium is lifted.

Meeting adjourned.

Respectfully submitted,

Frank R. Goodwin, Secy.

app d 3/13/125

Waterboro Planning Board

TOWN OF WATERBORO MAINE

March 1, 1975

SPECIAL MEETING __ HEARING ON COMPREHENSIVE PLAN, ZONING ORDINANCE AND SUBDIVISION REGULATIONS

This hearing was held at the Town House in Waterboro Ctr. and was opened by Chmn. Cannett at 2:00 p.m. on March 1, 1975. Other Planning Board members present were Daniel Willett and Frank Goodwin. Attendance varied between 20 and 25. Mr. Owen, a realtor and not being a resident of Waterboro was privilged to speak. Chmm. Gannett opened with a reading of the notice which, he stated, had been legally posted in town and run in the Sanford Tribune on the two successive Mondays immediately prior to the hearing. He stressed the point that the purpose of the hearing was to get comment from the assembly which would assist the Board in drawing up these three regulations in a manner which would best serve the future development of the Town.

COMPREHENSIVE PLAN

The revised Comprehensive Plan was the first order of business. The Chmn. explained that if was a revision of the original plan adopted about 2 years ago. He further explained that the Board had been advised by Counsel that the original plan was not comprehensive enough, according to law, upon which to base a zoning ordinance, adding that this was the reason that further hearings on the zoning ordinance, started last year, were deferred. The Chmn. stated that the Revised Comprehensive Plan would be taken up page-by-page, starting with the introduction, with time allowed for brief review of each page.

Page 3: Explanation of the first sentence was requested; the Chmn. explained that, in the mear future, noticeable commercial and industrial growth was not expected, due to the lack of community sewage and water facilities.

Page 4: The term accelerated was questioned. The Chmn. explained that it applied to years 1970 and 1973 as contrasted to 1940, 50 and 60.

The population figure for 1973 was questioned. The Chmn. said it was taken from Town records but that, admittedly, it might not be entirely accurate because factual information, except on census years, is difficult or impossible to get.

Page 5: The Chmn. pointed out that the text of this page came from Supt. Powers and is as current as last September after the school season had started.

Page 6: Mention was made of the fact that a part of No. Waterbord is served by the N.E.T.& T. Co. while the rest of the Town is served by the Saco River T. & T. Co., and that the former provides tollfree intra-town service, i.e. to Sanford, Alfred, Hiram, Cornish, Parsonsfield, Newfield, Shapleigh, Acton etc.

Page 7: Question raised: why is Planning Board appointed? Is there some legal reason? The Chmn. stated that he did not know the reason but it was his opinion that it was up to the townspeople to decide.

Comprehensive Plan: The Chmn. explained, for the benefit of the late-comers, what the Comprehensive Plan is, why it is required and that the discussion was upon the revision of an earlier original; also that it can be adopted by the Planning Board after a public hearing, but that the Zoning Ordinance must be voted in by a town meeting. It was further explained that the Plan is not actually "comprehensive" as a plan, but, rather, a comprehensive overview of the Town, its resources and facilities plus a statement of the general plan of development, further, that complete long range plans would much more voluminous. The Chmn. explained that this comprehensive plan is only the bare essentials necessary to support a zoning ordinance.

The opinion was voiced that a comprehensive plan should outline programs or improvements to be made. The Chmn. suggested that

this matter is dealt with later in the Plan.

Page 13: It was pointed out that the listing of Pine Springs and Pine Springs Flowage was outside the Town and, therefore, should not have been listed.

Page 10: A comment was made that the inference is that all town

residents will always commute.

Page 14: Question: why encourage development of central village areas? The Chmn suggested that sewage and water facilities can more economically be utilized and land more efficiently used. It was suggested that one of the important considerations for the future should be a group of citizens who would seek and encourage industrial and commercial development in the Town.

ZONING ORDINANCE

The Chmn. stated that he would like to adjourn at 4;00 p.m. or shortly thereafter. He again pointed out that 2 hearings have previously been held on this ordinance. He stated that there would be, maybe, several more hearings required to cover the entire ordinance and that, following the final session and as soon as it can be accomplished, the Planning Board, after considering all the comments and suggestions received at these hearings, will issue the ordinance in the form which the Board believes will best serve the interests of the Town. He again said he would welcome all reasonable questions on the proposed ordinance and would answer them to the best of his ability. He noted the fact that in the previous two hearings only 12 pages had been covered and wondered if we should again start at the beginning or take up where we left off. The suggestion was made that a question-and-answer technique be used. The Chmn. objected on the grounds that important parts might, inadvertently, be bypassed and that the Board would rather avoid this possibility by There was a comment by a citizen that covering it page-by-page. he had only just procurred a copy and hadn't had time to read it. The Chmn. pointed out that some 230 copies had been distributed prior to and during the two previous meetings and that others had been available from the Planning Board during the interval. He said that many objections he had received during the interim were due to the fact that people had taken a part out of context and had not studied the whole ordinance -- he cited two instances. It was proposed that the Planning Board invite a member of the Press to attend each meeting thereby, hopefully, getting a portion of the discussion before the people who hadn't attended the hearings and, in addition, letting people know that hearings were being held. The same speaker proposed that, at each subsequent

meeting, assuming that the Board had considered and acted upon the suggestions, typewritten sheets showing the action taken, be passed out. The Chmn. pointed out that we could not keep going back over previously discussed material because it could result in an endless exercise. He, therefore, proposed that we proceed with page 13. A citizen inquired if the Board would abide by a show of hands vote on an issue. The Chmn. stated there would be no vote by show-of-hands or in any other manner, but that the Board would be remiss if it failed to adopt any suggestion which, in its opinion, would better serve the Town.

It being in doubt, the Chmn. asked for a show of hands to determine whether we should statr over again or continue to page 13; the assembly voted to start at the beginning.

1 . 2 An objection was made that there was no statment relative to providing work for the people. Another that there should be referrence made to "orderly development". The statment "grant property rights" was questioned as being incorrect.

1 . 3 Questioned why a reference to variance or appeal should not be added.

1.4.2 The Chmn. explained the first sentence and gave an illustration. To a question about enforcement the Chmn. answered that it was the responsibility of the Code Enforcement Officer.

1.4.5.2 A strong advocate was made for "grandfathering" recorded lots. The Chmn. agreed to reconsider both 1.4.5.1 & .2

The consensus of the assembly was that evening meetings were the more desirable-from 7:00 to 9:00.

The next hearing date will be duly posted and advertised.

Meeting recessed.

Respectfully submitted,

Frank R. Goodwin, Secy.

appl 3/13/15



WATERBORO, MAINE



March 13, 1975 Regular Meeting Minutes

This meeting was opened at 7:50 p.m. by Chmn. Gannett; other members present were Wade Junkins, Daniel anford and Frank Goodwin. Daniel Willett, a member up until March 8th when he was elected to the office of Selectman, was there. It was noted that the Board consists of only four members.

HUNTRESS, GEORGE

Mr Huntress presented a sketch (a copy on file) of a possible subdivision of land off Old County Rd. which is off Rte. 5 and consisting of 2 lots, numbered 2 and 3, approximately 25 thousand sq. ft. each and accessed by a proposed road 500 ft. long and 50 ft. wide leading from the Old County Rd. at the southerly corner of his property to a proposed 75 ft. turnaround at the two lots in the northerly corner of his property. Lot #1, which is also shown on the sketch, was sold to the Stevensons a year or better ago and would not be a part of any proposed subdivision. This lot is said to be about 30 ft. short of the turn-around but, when this is made a subdivision, Huntress will deed this strip to the owner of lot 1, so that it will abut the turn-around. The Chmn. referred to the plot of land calling it a preliminary plan. Mr. Hountess corrected him stating that was just a sketch and that he was presenting it more for guidance than anything else. At his request, ht was explained to him what additional information would be needed for an acceptable Preliminary Plan and he was given a copy of the latest Regulations to follow. The Chmn. explained that the Moratorium is still in effect and that, if such a plan were to be submitted, the Board, before it can consider its adequacy, would first have to consider lifting the Moratorium, since it prevents the consideration of a Plan until the moratorium is lifted. Mr. Huntress indicated that he was not asking or expecting the Board to do so; he was only looking for some appropriate advice. He inquired if the lots were of adequate size and were layed out prop-The Chmn. pointed out the faulty relationship of the lots to the turn-around; that the 25000 sq. ft. lots were were of a type of soil on which the State Plumbing Code recommended 40000 sq. ft. lots if in-ground sewage disposal was to be employed, and that this would be a basis for the Board strongly recommending the larger lots. Mr. Huntress stated that such a ruling would make the venture uneconomical for him. He further stated that he was planning to build a \$35000 house. When asked who was to own the access road. he said he planned to build it so that the Town would accept it. He was given a copy of "Roadway Design and Construction Stds." showing typical pavement build-up, drawn up by Land Use Consultants, Inc.

MINUTES OF SPECIAL MEETING, FEB. 22

The Chmn enumerated the topics covered, asked if all had a copy. A motion was made, seconded and unanimously voted to approve them.

MINUTES, ZONING HEARING, MAR, 1.

The Chmn., asking for and receiving no suggestions for corrections, declared them accepted unless objected to.

LITTLE OSSIPEE ESTATES .- David Eon

The Secy. brought up the matter of Mr. Eon's failure to conform to the Regulations and put before the Board 3 letters: one to Mr. Eon calling his attention to his non-conformity and the Board's consequent action; one to Mr. Pazolt, Building Inspector, recommending that no building permits be issued for any lots in this subdivision and one to the Central Maine Power Co. advising that no power services be made to any of these lots until Mr. Eon has conformed to the satisfaction of the Board.

The Secy. stated that he had researched the filings at the Registry and found that the deed restriction relative to cutting of trees had not been filed and that at least lots 1,2,3, and 4had been deeded without this deed restriction. He had talked with the Register of Deeds and one of her assistants who knew of no other filing except the Final Plan, and they suggested that the Board file the restriction itself or get Mr. Eon to do so.

It was moved, seconded and unanimously voted that these letters be sent as read and such action as stated therein be approved and taken. The Chmn. directed the Secy. to send copies of the three letters to Atty. Peter Plumb in response to his inquiry of Feb. 13th, to Atty. Ward Hanscom, counsel for Stan Harmon, to Roger Elliott, counsel for Waterboro and to the Selectmen.

NEXT ZONING HEARING

The Secy. submitted a letter to the Portland Press Herald asking for advertisement of a hearing on the proposed Zon-ing Ordinance and the Subdivision Regulation Amendments, to be held in the Town House at 7:30 p.m. on Monday, March 24, 1975. He also submitted a notice of the same for the convenience of the Selectmen for posting in Town. The Chmn. of the Board of Selectmen declined to sign the notice unless reference to the Subdivision Regulation Amendments were omitted since the amendments had not yet been completed. This item was striken on both the letter and the notice. The notice was signed by all members of the Planning Board and given to the Chmn. of the Board of Selectmen for signing and posting. The letter was given to Daniel Willett for delivery to the P.P. Herald.

WEST WINDS ACRES

The Secy. produced a copy of a public notice to the effect that Mr. Carland had filed an application with the D.E.P. under the "Site Location of Development Law" for his West Winds Acres subdivision.

MORATORIUM__Law Suit

Chmn. Gannett read a notice of Superior Court Civil Action, Docket No. 593/74, Home Builders Assoc, Inc. vs Waterboro Planning Board, jointly and severally, that the Plaintiffs are appealing from the original order of Judge Spencer granting Defendants "motion to dismiss" entered in this action on Feb. 5, 1975. Atty. Elliott is handling the case for the This notice is on file. Board.

STARRETT O. PIERCE

The Chmn. read a letter from Michael Wilson, written on a York-Cumberland Housing Development Corporation letter-head, referring to an attached reproduction of a waranty deed from Pierce to a Michael Gordon Guest conveying to Guest a tract of land on Bradeen's Ridge on the Old Limington Rd. letter refers to Mr. Pierce as being Mr. Guest's "great uncle" and states that Mr Pierce has "given" land to some of Mr. Guest's The purpose of the letter was to get the Board's cousins. assurance that Mr. Guest, who intends to build intthe near future, would not have to go through a subdivision. Discussion developed an uncertainty as to the real status of Mr. Pierce's property and the "intent" of this transaction and the stated gift conveyancies. It was felt that the Board should up-date its information on this property. The Chmn. suggested that, unless any Board members disagreed, a letter be written to Bldg. Insp. Pazolt acquainting him with the matter and recommending that he issue no building permits on land conveyed in any way until the Board is convinced the status of all transactions meet the requirements of the Statute. The Board was in unanimous agreement.

DANIEL SANFORD

The Chmn., having unanimous agreement of the Board, directed the Secy. to write a letter to the Board of Selectmen noting the April 1st termination date of Daniel Sanford's term on the Planning Board recommending him for, and respectfully requesting his reappointment.

Meeting adjourned.

Respectfully submitted.

Mun. appril an 9,1974 Frank R. Goodwin, Secy.

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



MARCH 24, 1975 SPECIAL MEETING HEARING ON PROPOSED ZONING ORDINANCE WATERBORO TOWN HOUSE

Members present: Chmn Gannett, Wade Junkins and Frank Goodwin. Mr. Daniel Willett was present for the Selectmen. Nine townspeople attended. Meeting opened by Chmn. Gannett at 7:30 p.m. Copies of a revised Article 1, paragraph 2 (1.2): Purpose: were distributed. There were no comments to it. (Copy attached).

Discussion began with Article 1, paragraph 3.

- 1.3 Basic Requirements: At the previous hearing it was suggested that the clause "unless otherwise granted by the Planning Board or a variance by the Board of Appeals" be added. The Chmn. pointed out that this was not necessary since any Town Ordinance would be subject to appeal including any restriction laid down in this ordinance.
- 1.4.5.1&2 Non-Conforming Lots of Record: It was explained that although these paragraphs have not yet been given further consideration, they will be and be either revised or deleted.
- 1.7.2 (2) It had been previously argued that 2/3 vote gave the Planning Board too much authority, and in
- 1.8 it was argued that the requirement of "unanimous vote of the Planning Board did likewise. This seemingly inequality was explained by the recognition of the fact that the Planning Board, assuming that its members are of average intelligence and integrity and by virtue of the intensity of its study of an issue, should be best qualified to make the proper decision for the common good.
- 2.1 Zoning Districts: It was asked if any consideration had been given to districts other than the three listed. The Chmn. remarked that he recalled that seven districts were considered but the Board did not wish to be more restrictive until conditions indicated a necessity for it. It may later have to be done.
- 2.2,3&4 These will be discussed as soon as the Zoning Map has been completed.
- 3.1 Construction of Language: The Chmn. emphasized the context of the first sentence which is that the definitions of the following listed terms, words and phrases are specifically for use in this Ofdinance. He also stressed the importance of the last sentence.

3.2 Definitions: Again, the Chmn. stressed the importance of understanding the meaning of the first sentence.

Alteration; Needs clarification. "any change etc." could be too restrictive. Should be reworded. Add "does not in-

clude repairs".

Basement: Add "includes daylight basement".

Buildings: What minimum dimensions; does it include prefabricated tool houses, dog houses, chicken shelters etc.

Will refer back to this later on in the ordinance.

"For which a fee is charged" to be deleted. Camp Grounds: Code Enforcement Officer: After "this Ordinance" add

"and others".

Dwelling Unit: Minimum floor area needed.

Earth: "other" will be deleted.

Frontage, Shore: The method of measurement should be reconsidered.

Frontage, Street: "horizontal" will be deleted.

Home Occupation: Delete "carried on" and repunctuate.

Junk Yard: (4) Delete.

Lot: Delete "in single ownership".

Lot Area: Delete "horizontal".

Lot Lines: Meaning of rear lot line not clear; will clarify. Lot Width: What does "horizontal" mean here?

Lot of Record: Why the need for "or in common use by

City or County Officials"?

Lot, Through: Meaning of "frontage" and "front yards" not clear. Will try to simplify.

Mobile Home Park: Will discuss; believe "definition" taken

as "restriction".

Net Residential Acreage: Will reconsider.

Chmn. stated that an evening meetins didn't apparently result in any better, or as good, attendance as did Saturday meetings, and that the next meeting would be held on a Saturday. Will attempt to get a more conspicuous notice in the paper.

Meeting adjourned at 10:10 p.m.

Respectfully submitted.

Frank R. Goodwin, Secy.



WATERBORO, MAINE



REGULAR MEETING, APRIL 9, 1975

The meeting was opened by Chmn. Gannett at 7:30 p.m. Other members present were Wade Junkins, Frank Goodwin, and welcomed were newly appointed member Raymond Kellett and associate members Douglas Foglio and Ronald Dyer. Douglas Foglio was appointed by the Chmn. to vote.

TOM DUMONT

Henry Milne presented a plot plan showing property of Tom Dumont and indicating a 5-acre parcel of land which Dumont proposed to sell, retaining the remainder. Within the last five years Dumont had sold about 17 acres to Mr. Milne who developed it into 23 lots known as Mountain View. The question is whether or not Dumont will have to apply for subdivision approval in order to make this proposed sale. The Board took the matter under advisement.

LAW SUIT

The Chmn. announced that a new law suit had been instituted against the Planning Board as a result of the June 19, 1974 moratorium on subdivisions. Atty. Roger Elliott is handling the case for the Planning Board.

LITTLE OSSIPEE ESTATES ... Eon ... Harmon

The Chmn. read a letter from Stan Harmon of Harmony Homes Corp. promising to indent upon each deed, as he sold each of the four lots he purchased from Eon, the cutting restriction which Mr. Eon, as required by the Board as a condition of the approval of his subdivision, has neither filed at the Registry nor had indented on the deed for the lots which he sold to Harmony Homes Corp. Mr. Harmon further offered to assist in the filing of the restriction with the Final Plan, already on file. The Board, recognizing the fact that Mr. Harmon was being aggrieved by Eon's failure to conform, and appreciating that Mr. Harmon had offered to take on Mr. Eon's responsibilities, concluded that its business should be with Eon rather than Mr. Harmon. The Board unanimously voted to again call the matter to Eon's attention by letter sent by special handling with a return card requested and giving him 10 days to reply to the letter. It was also unanimously voted to send Harmon a copy of the letter as evidence of the Board's action. Mr. Eon was also told in the letter that the Board would. unless he did reply in 10 days the matter would be given to the proper municipal authority for review and whatever action it deemed appropriate. Included in the letter were applicable excerpts of the Statute.

WEST WINDS - E.A. Garland
The Chmn. read the "Summary of Application - Project Requiring Site Review" from the D.E.P. finding it acceptable with the exception of the radius of the turn - around which should have been 75 feet instead of 50 feet. This is a consistent requirement of the Board and, in fact was agreed to. This will be corrected on the Final Plan.

FREDRICK W. ABBOTT-Lot in Arrowhead

The Chmn. read a letter, dated March 24th, from Mrs. Abbott asking why a building permit for lot #1517 on the Arrowhead flowage has been refused. A reply was made by a letter, approved by the Board and dated April 14, which wxplained that it was on account of the State-imposed moratorium on specific shoreline property not satisfactorily zoned at the time, and that the moratorium would be lifted when zoning suitable to the State has been enacted.

SUBDIVISION REGULATIONS...Proposed Revisions
Chmn. Gannett asked the Board to review the first draft
of the proposed revisions of the Subdivision Regulations
and be ready to discuss it at a special meeting to be held
on April 16.

ZONING ORDINANCE

The Board set the date of April 23, at 7:30 p.m. for resumption of the hearing on the proposed zoning ordinance.

Meeting adjourned.

Respectfully submitted,

Frank R. Goodwin, Secy.

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



APRIL 16, 1975 SPECIAL MEETING

DISCUSSION OF PROPOSED REVISIONS TO SUBDIVISION REGULATIONS

- ART. II, Second Paragraph: in the last sentence, change "Selectmen" to "Municipal Officers".
- ART. III Use the wording used in "Purpose" in the proposed Zon-1 ing Ordinance.
 - H. Delete.
- "Subdivision", second paragraph: change to read "--for his own use OR for a single etc." and delete "provided ART. IV that etc." to the end of sentence. Last paragraph: reword as follows: "Subdivisions approved prior to Sept. 23, 1971, by the Planning Board or other authorized bodies, shall not be subject to municipal review if two lots from the subdivision have been sold or leased.
- ART. V Preapplication
 - 5.1.2 Second sentence: delete "if other than the owner, has an".

ART. VI Preliminary Plan

6.1.6 "(2); change to read: without jeopardy to the intent and purposes of this Regulation;

The next discussion will start with 6.2. Submissions.

Meeting adjourned.

Respectfully submitted,

Frank R Goodwan Frank Goodwin, Secy.

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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

APRIL 23, 1975 SPECIAL MEETING AT TOWN HOUSE

HEARING ON PROPOSED ZONING ORDINANCE

Meeting opened at 7:30 p.m. by Chmn. Gannett; other members present were Messrs. Junkins, Kellett, Dyer, Foglio and Goodwin. Mr. and Mrs. Daniel Willett of the Board of Selectmen and Conservation Committee respectively attended. Three other townspeople were in attendance. The hearing started with the definitions at the top of page 7.

Varience: Does this apply to land or structures or both? This will be clarified.

4.0.5: If an owner leases 2 or more lots, will the use of one parking space be permitted.

4.2.2: Delete "shoreland and other".

4.2.4: Consider adding removal of gravel or other types of soil.

Why not "piers, docks and signs" as referred to in 4.2.3?

4.3.3: Why not a 4-family dwelling?

Under "Filling, grading etc." Consider 100 yds. rather than 10 yds. Either change this paragraph to read as 5.6.2 under Performance Standards, or merely make reference to it.

Discuss the handling of the "Mobile Home".

4.3.4: "Commercial and industrial etc" add "permitted uses" at the end of the sentence.

4.3.5: This contradicts the last category under 4.3.4.

Hearing recessed until further notive

Little Ossipee Estates

Stan Harmon presented to the Board an ink tracing on linen of the Final Plan for Little Ossipee Estates and, with it, 3 white background prints. This drawing had been traced, by Harmon's engineer, from the Final Plan on file at the Registry of Deeds but it contained, in addition, the deed restriction on cutting which the filed plan should have but did not. The plan was accepted and signed by the Board thereby releaseng the subdivision from all restraints placed upon it by the Board. The Board took the plan to file at the Registry. The cost, \$10.00, to be pated by the Board.

Meeting adjourned.

Respectfully submitted,

Frank R. Goodwan Frank R. Goodwin, Secy.

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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



APRIL 23, 1975 SPECIAL MEETING AT TOWN HOUSE

HEARING ON PROPOSED ZONING ORDINANCE

Meeting opened at 7:30 p.m. by Chmm. Gannett; other members present were Messrs. Junkins, Kellett, Dyer, Foglio and Goodwin. Mr. and Mrs. Daniel Willett of the Board of Selectmen and Conservation Committee respectively attended. other townspeople were in attendance. The hearing started with the definitions at the top of page 7.

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Delete "shoreland and other". 4.2.2:

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Why not "piers, docks and signs" as referred to in 4.2.3? 4.3.3: Why not a 4-family dwelling?

Under "Filling, grading etc." Consider 100 yds. rather than 10 yds. Either change this paragraph to read as 5.6.2 under Performance Standards, or merely make reference to it.

Discuss the handling of the "Mobile Home". 4.3.4: "Commercial and industrial etc" add "permitted uses" at the end of the sentence.

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Meeting adjourned.

Respectfully submitted,

Frank R. Goodwan Frank R. Goodwin, Secy.

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



April 30, 1975 SPECIAL MEETING

Meeting called to order by Chmn. Gannett; other members present were Wade Junkins, Daniel Sanford, Raymond Kellett, and Frank Goodwin; associate members Ronald Dyer and Douglas Foglio. Daniel Willett, Selectman, was present.

The Chmm.read a letter, dated Apr. 22, from the Selectmen to the Planning Board enclosed with which was a copy of the Findsings of Fact and Conclusions by and of the Selectmen sitting upon an Appeal by Renald Poisson for relief from refusal of the Building Inspector to give him a building permit for an extension of his non-conforming structure, off Rte. 5 and on little Ossipee Lake, known as "Fish's Inn". The letter, based upon Town Counsel's advice, stated that it was up to the Planning Board to take action in regard to Renald Poisson's violation of the Shoreland Zoning of the Town of Waterboro. It was decided, by a unanimous vote, that a copy of this letter be sent to Town Counsel, Roger Elliott, along with a letter from the Board, asking him what courses of action are open to the Board and what the consequences might be if the matter went to court where the finding was for the Town.

A copy of a notice was received from the S.R.C.C. and read by the Chmn. relating to an application, by Mr. and Mrs. Fredrick Abbott, to the S.R.C.C. for permission to build upon lot #1517 in Arrowhead. The Board elected to acknowledge the receipt of the notice to the S.R.C.C., register its appreciation and make no further comment.

The Chmn. read a letter, dated Apr. 22, to the Board from Mrs. Jane Willett of the Waterboro Conservation Commission relative to a question by a Mr. Webber regarding the sale of some property to the Town of Waterboro and inquiring as to the resulting status of the property in view of the Subdivision Regulations. The Secretary was to reply by letter stating that the sale of the property would not put him in subdivision status.

The Chmn. presented an invoice from the P.P. Herald for \$5.00 for a legal notice advertising the April 23d hearing on the proposed Zoning Ordinance. It was approved for payment.

The Chmn. read a letter, dated Apr. 28, to the Board from the Selectmen urging the Board members to attend the May 5th meeting of the SAD 57 directors at the Middle School to consider approaches to provisions to take care of the growth in the district. Plans were made for as many as could to attend.

The Chmn. reported that he had signed a power permit for Clinton Palmer to a lot off Pole Line Rd. on Lone Pond.

The Chmn. read a copy of a letter, dated April 22, to the Selectmen from Rich Rothe, Shoreland Zoning Coordinator from the State Planning Office relative to a Task Force which would be present, on the evenings of May 5, 6, and-7th, in the C.D. room at the Court House in Alfred to be of whatever assistance it could to town committees on the matter. Plans were made for three to attend on the 5th and four on the 6th, and the Secy. was directed to notify Mr. Rothe by mail.

The Chmn. read an application for a power permit by Robert Linscott of Sanford (Springvale) for a lot in No. Waterboro off Rte. 5. After a discussion as to the location, size etc. which brought out the fact that there was already a closed-in cellar and a sewage disposal facility constructed the Board decided that it should be signed. It was to be returned to Mr. Linscott by member Ray Kellett.

The Chmn. read a letter, fdated April 9th, from the Selectmen to the Board asking for a print of each Final Plan approved by the Board in order to up-date their files. The Secy. will check through the records to verify and up-date an existing list, after which, he will, starting with the most recent plan, get from the Registry of Deeds, at the rate of 5 plans at a time, two white-background prints of each plan, one being for the Selectmen and the other for the Planning Board.

The Chmn read two letters from the Planning Board--one to the Building Inspector and the other to the C.M.P.Co., Sanford, both stating that all restraints placed upon Little Ossipee Estates by the Board, due to non-conformity with the Subdivision Regulations, had been lifted.

TOM DUMONT PROPERTY

The request of Mr Dumont, proposed by Henry Milne at an earlier meeting, to sell a lot from the parcel on Hamilton Rd. which remained after he sold the piece, twhich is now "Mountain View", to Milne, was discussed. A motion to accept it as not requiring subdivision approval was made and seconded but, after considerable discussion, it was decided to postpone final action pending additional information.

BEAVER RIDGE

The Chmn. called the attention of the Board to the fact that there was some cutting being done in this subdivision that should be investigated to determine whether or not it was in conformance with the terms of the Approval. It was decided that the Secy. should notify the Selectmen by letter that cutting was being done there and recommend that it be investigated by the Code enforcement Officer to see that it conforms with the deed restrictions.

The Chmn. called attention to election of officers at the next meeting. Meeting adjourned.

Respectfully submitted, Frank R. Goodwin, Secy.



WATERBORO, MAINE



May 14, 1975 Regular Meeting

Meeting was opened at 7:30 p.m. by Chmn. Gannett; other members present were Wade Junkins, Raymond Kellett, Ronald Dayer and Frank Goodwin.

STARRETT PIERCE:

Mr. Pierce, Mr. & Mrs. Michael Guest were in. Mr. Pierce presented a preliminary layout of his proposed subdivision off West Buxton and Chadborne's Ridge Roads. The Chmn. reminded him that the moratorium on subdivisions is still in effect, but the Board did take a brief view of the lay-The Chmn. called attention to (1) several items of additional information that would be needed on a Preliminary Plan; (2) the fact that there were too many and too lengthy cul-de-sacs the turn-arounds at the end of which were too small and (3) that it would be better to consider a cluster layout than the proposed grid layout. He also informed Mr. Pierce that the proper approach would be to have his engineer present at a discussion of the proposed subdivision and to give the Board a chance to view the area on the site before spending any more time and expense. June 25th. at 7:30 p.m. was selected as a date to meet with Pierce and his engineer. The final plan of Beaver Ridge was shown to Mr. Pierce as an illustration of the cluster layout. It was further pointed out that he must have soil tests on each lot and that, since it was over 20 (88) acres, he would have to submit his Preliminary Plan, after it had been approved by the Planning Board, to the D.E.P. in Augusta. Mr. Pierce was given a copy of the existing subdivison regulations and told that its requirements for plans should be religiously followed. Mr. Pierce asked if he could sell any of his lots prior to getting approval - - the Chmn. told him that to do so would violate the Subdivision Control Act. It was pointed out to Mr. Pierce that the lots which he has already conveyed cannot be a part of the proposed subdivision.

Mr. Guest wanted to know the status of his lot which he had acquired, as a relative, from Mr. Pierce. The Chmn. told him that we were awaiting an opinion from the Town Counsel, who has been away from his office, and that the Board would let him know as soon as possible.

HARRY RITCHIE:

The Chmn. received a phone call from Mrs. Zanni asking the Board's opinion relative to the Ritchies' selling another lot off their property on Rte. 5 and whether or not a subdivision plan would be required. Mrs. Ritchie will write the Board explaining what they propose to do at which time the matter will be considered.

TRAVEL TRAILERS:

The Chmn. read a letter from the Selectmen requesting the Board to draw up a proposed ordinance governing the use of "travel trailers" outlining requirements to be met before such a trailer could be lived in, such as plumbing and lot size. It suggested that the Planning Board meet with them on May 13 to discuss the matter. The Chmn., having received the letter as late as May 12, got the Selectmen to agree to May 20th.

SUBDIVISION REGULATIONS - REVISIONS:

Special meetings were scheduled for May 21 & 28 to review the proposed revisions to the Subdivision Regulations.

ELECTION OF OFFICERS:

The Chmn. pointed out that election of officers for 1975 should be held at this meeting. It was suggested and agreed to that, since two members were absent, it be postponed until a meeting with all members present.

OSSIPEE HILL ESTATES - RUSSELL KEITH:

Mr. Keith, who has purchased lot #5 of this subdivision, called Mr. Gannett and asked what the status of the subdivision approval was. The secretary was directed to write a letter to Mr. Keith explaining that the Final Plan has been approved subject to a deed restriction which is noted in a letter, dated Dec. 30, 1974, to Mr. John Rossborough, a copy of which to be attached. A copy of this letter to go to Mr. Rossborough and one to Louis Wood.

FISHS'INN:

The Chmn. read a letter, dated April 30, from Francis A. and Renald A. Poisson, stating that Francis had, on June 26, 1974, applied for and been refused a building permit, that he had then, thru Renald, requested a hearing before the Planing Board, which was not granted, and that he now applies for a hearing for the second time. The Chmn. stated that Renald had visited him at his place of business asking the Chmn. to review the reason for the refusal of the building permit. Neither the Chmn. or any member of the Board recalls, nor is there any record of, a request, formal or otherwise, for a hearing. The Chmn. did consult with the Building Inspector who told him that Poisson's application for a permit was subsequent to the enactment of the State

moratorium on Shoreline Zoning which was the basis for the refusal. Had Poisson applied for the permits when he first discussed the matter with the Building Inspector earlier in 1974, it being prior to the enactment of the August 7th. enactment, he would have received the permit. The Chmn. suggested, and the Board agreed, that a copy of this letter, along with a letter explaining the circumstances surrounding the matter, be sent to Town Counsel, Roger Elliott and a copy to the Selectmen and the Building Inspector. Further, that a reply by letter be made to Messrs. Poisson stating the true facts.

A letter, dated April 30, to the Board from the Selectmen was read referring to the necessity for the Planning Board to revise the Subdivision Regulations to require notice from the subdivider to the Selectmen and/or Road Commissioner suitably in advance of the start of road construction to enable the Commissioner to schedule and make periodic inspection of the work as it progresses.

The secretary was directed to inform the Selectmen by letter that the pending revisions of the Subdivision Regulations which will be ready in the near future do contain a paragraph which should satisfy this request.

The minutes of the meetings of April 16, 23 and 30 were presented for approval. Assoc. Memeber Ron Dyer was appointed by the Chmn. to vote in the absence of Dan Sanford and it was moved, seconded and unanimously voted to accept the minutes as written.

SHORELAND ZONING:

This matter was discussed in the light of the impending State version of an ordinance which will be enacted on August 7, 1975 unless the Town produces an ordinance for this purpose acceptable to the State Planning Office. Although no action was taken at this time, the Planning Board plans to ensure that a suitable local ordinance is timely proposed for adoption.

BEAVER RIDGE:

The secretary was directed to write to the Selectmen regarding an inspection, by the Code Enforcement Officer, of some cutting which has been or is going on in this subdivision to assure that it is not in violation of the deed restriction.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Frank R. Goodwin, Sec.

approved 7/2/75

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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



Minutes, May 20, 1975 - Meeting with Selectmen

Meeting convened at 7:30 pm by Andrew Woodsome, Jr., chmn. of the Board of Selectmen; also present were John Monteith and Daniel Willett of the Selectmen and Chmn. Gannett and Frank Goodwin of the Planning Board.

The meeting was called to discuss matters of common interest to both boards.

TRAVEL TRAILER - Proposed Ordinance

Chmn. Woodsome read the letter of May 9, 1975 to the Planning Board as a basis for discussion. He asked Chmn. Gannett if this matter had been put before the Planning Board. Chmn. Gannett stated that it had and that the Planning Board's attitude was that no action should be taken until after the proposed meeting with the Selectmen.

A discussion ensued relative to the identification of the type of trailer under consideration and the necessity for the regulation of its use.

It was suggested that it could be defined as any trailer used for itinerant shelter and possibly minimum cooking facilities but not for permanent year-round living such as is a "mobile home" and that this would also include pick-up campers and so-called pleasure vehicles.

The object of a proposed ordinance was the objection to the indescriminate use of this type of shelter as permanent living quarters. It was suggested that the temporary use by permit for a period not to exceed 14 days might be acceptable, provided that it were installed where the use of approved sanitary sewage facilities were available and would be used. The use in qualified camp grounds would not be affected. Chmn. Woodsome referred to Section 16 in the 1969 revision of the 1958 Building Code as being, with a few revision, as a satisfactory ordinance. The objectionable aspects of improper use

the 1958 Building Code as being, with a few revision, as a satisfactory ordinance. The objectionable aspects of improper use of this type of shelter were: improper or no sewage disposal facilities, the general appearance eventually created by the unrestricted use, the nuisance factor created by overnight, or longer, set-ups on property other than authorized campgrounds, etc. The object is not to prevent the limited use of this type of shelter by visiting relatives or friends of residents - however a permit would probably be required for control reasons. Chmn. Gannett's personal opinion was that, while he felt it to be a responsibility of the Planning Board, the Board could not give such an ordinance the attention it should receive in the

short time available and still complete work on the Subdivision Regulations and proposed Zoning Ordinance. He suggested that, if the Selectmen regarded the matter of sufficient urgency, they should draft and put before the Town an adequate ordinance. He further stated that the matter would be decided by the Planning Board the following evening (May 21) and the decision given verbally to Chmn. Woodsome, Thursday morning, to be followed by a confirming letter.

BEAVER RIDGE - Cutting of vegetation

Chmn. Woodsome brought up the menorandum from the Planning Board to the Selectmen regarding investigation by the Code Enforcement Officer, of cutting which has obviously been going on in this subdivision. Chmn. Gannett pointed out that the Planning Board lacked authority to make this investigation where as the Code Enforcement Officer is appointed just for such cases. Chmn. Woodsome pointed out that on any lot not having a building, power, or plumbing permit issued prior to Jan. 1, 1975, any "perc test" taken prior to this date would no longer be valid and that an soil inspection must be conducted by a qualified Soil Scientist before any permits could be granted. It was proposed that the Code Enforcement Officer investigate the entire situation.

HIGHWAY CONSTRUCTION IN SUBDIVISION -notice given

Chmn. Woodsome brought forth all information available from the minutes of past Town Meetings relative to any specifications for road construction which had been voted by the Town, also all the requirements pertaining to the subject listed in the subdivision regulations, in order to see where the entire specification matter stood. (He gave Chmn. Gannett a copy) Called to Chmn. Woodsome's attention was the fact that the proposed revision of the Subdivision Regulations contained a requirement that the subdivider should give timely notice to the Selectmen and/or Road Commissioner prior to the start of road construction and that this fact had been made known to the Selectmen in a very recent memo. (which the Chmn. had, but had just received) After reading it he voiced his approval. Chmn. Woodsome said he planned to tuen all this information over to the "Committee on Road Construction" voted at the recent Town Meeting with the hope that it would produce new and adequate specification. Chmn. Woodsome brought up the need for an ordinance requiring anyone who opens a street surface for any purpose to reimburse the Town for any out-of pocket expense to the Town resulting from such action.

FEDERAL FLOOD INS.

It was pointed out that July 1, 1975 is the deadline date on the Town's acceptance of the Federal Flood Insurance and unless the Town voted to accept it the insurance would not be available to those needing it which lack of could prevent them from getting

mortgage loans. It was noted that the map proposed by the government needed review and, likely, revision to reflect the true situation. The acceptance by the Town would cost the Town nothing.

SHORELAND ZONING

Chmn. Gannett explained that if Waterboro does not have a Shoreland Zoning Ordinance of its own by Aug. 7, 1975, the State will impose one containing Resource Protection and Limited Residential Zones using what information is available to them from the U.S.G.S. maps and other similar sources. The State would welcome any input from local officials and very likely be pretty much guided by local opinion. Chmn. Gannett ventured the opinion that the State might well accept the major part of the proposed Shoreland Zoning section of Waterboro's proposed Zoning Ordinance in the event that the whole Ordinance were voted down or not presented to the Town by Aug. 7th.

Respectfully submitted,

Frank R. Goodwin

Planning Board Secretary

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Approved:______, Chmn. Planning Board

Frank R Goodsom 1/4/15





SPECIAL MEETING - May 21, 1975

Meeting opened by Chmn. Gannett; others present were Wade Junkins, Raymond Kellett, Frank Goodwin and Douglas Foglio.

WESTWINDS - Andy Garland

Mr Garland stated that he had received final approval of the D.E.P. for Westwinds subdivision with the exceptions of lots 13, 14, 17 & 21 which were not accepted due to soil and water deficiencies. Lot 17 has a house on it and is not a part of the subdivision. New test holes would be required on the 4 lots.

Mr. Garland now asks the Board for whatever deed restrictions it will require to be placed upon the Final Plan. The Chmn. stated that the Board will do nothing until it receives notification of approval by the D.E.P. Mr. Garland had drawn-up his own concept of necessary deed restrictions. The Secy. will obtain copies of these from the Town Clerk. It was pointed out to Mr. Garland that the Final Plan should be on a 24 X 36 linen drawn in India Ink. He was given another copy of the Subdivision Regulations.

Mr. Garland asked for a set of road specifications. He was told that the Town had none, but was working on the matter. The Chmn. suggested to Mr. Garland that he have the Road Commissioner look in on his construction from time to time.

ELECTION OF OFFICERS

It had previously been announced that election of officers was to be held at this meeting - - it is long over-due. There being a regular and an associate member absent, it was postponed until the next regular meeting.

PETITION FOR 2-ACRE MINIMUM LOT SIZE

Attention was called to the existence in Town of a petition for a minimum lot size of two (2) acres.

TRAILER ORDINANCE

Chmn. Gannett reported on a meeting of the Selectmen on May 20, 1975 (last evening), at which he and Frank Goodwin attended, and at which the Selectmen's stated need for an ordinance regulating the use of shelter trailers, excluding permanent mobile homes. The Selectmen's letter of May 9, 1975 referred to this matter and suggested that the Planning Board draft an ordinance or, if it could not do so at this time, that the Selectmen would do so. The letter also suggested a meeting with the Planning Board on May 13, 1975 to discuss the matter. The meeting was postponed to the following Tues., May 20. Chmn. Gannett said that he could make no decision at this meeting but would put it before the Planning Board the following evening. For further details of this May 20th. meeting, see report on file.

After a thorough discussion of the Planning Board's schedule it was unanimously voted that a reply should be sent to the Selectmen's letter stating that although this is a normal responsibility of a Planning Board, the Planning Board, due to the press of what it considers more urgent matters, it suggests that the Selectmen proceed as they propose.

SUBDIVISION REGULATIONS - Revisions

Discussion resumed starting with 6.2 submissions, on page 6. Paragraph 10 under 6.2,2 on page 7 to be further discussed at the next meeting. Secy corrected copy for other revisions. Discussion closed with completion of discussion of paragraph 13 on page 8.

Respectfully submitted,

Frank R. Goodwin, Secy.

Approved:

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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING - June 4, 1975

Meeting was convened at 7:30 PM by Chmn. Gannett; others present were Wade Junkins, Raymond Kellett, Ronald Dyer and Frank Goodwin. Chmn. Gannett ascertained that each member present had a copy of the minutes for each - May 14, 20 & 21. It was agreed to postpone the approval of these minutes until the next meeting in order that each member could, first, properly review them.

The Chmn, read the following letters received and which are on file:

- 1. From the University of Maine group which is conducting a study of the over-crowding of the schools in the District prior to making recommendations to Supt. Robert Powers toward a solution, asking for helpful information pertinent to population growth. The Chmn. suggested and the members present agreed that the Secy. should send them a copy of the proposed zoning ordinance, describe the moratorium on subdivisions due to expire June 19, 1975, list subdivisions already approved with best information available as to homes already completed and any developments known to be proposed in the near future.
- 2. Mrs. Zanni's letter relative to the Ritchie property. It was suggested by the Chmn. and agreed to by the others to postpone this matter until after further consideration.
- 3. Notice from SRCC relative to the proposal by Mr. & Mrs. Cole to build a 4-room cottage in Arrowhead on lots 1411, 1412 and 1413. It was agreed that the Secy should acknowledge the notice and state that it had no objections to the construction.
- 4. A copy of a letter to Mr. Woodsome from the State Planning Office relative to the action of the DEP and the LURC on May 21 & 23 respectively on the repeal of the State's Imposition Ordinance for the Little Ossipee River in the Town of Waterboro. The Chmn. directed the Secy. to make copies for each member.
- 5. From Att'y. Elliott relative to failure of action by Harmony Homes against the moratorium which action was denied. The Chmn. stated that, from a conversation with Att'y. Elliott, he is of the opinion that the moratorium still retains its integrity as of this date of June 4, 1975, although still under test.

- 5. Planning Board to Selectmen re the proposed ordinance relating to the regulations of the use of "travel trailers".
- 6. From the DEP relative to the Board's alleged approval for Mr. Garland to build a house on each of two lots being parts of a parcel proposed for subdivision prior to final approval, which action (if a fact) the Department regards as a misinterpretation of the act and advises against it in the future. The Chmn. with the agreement of the Board, directed the Secy. to acknowledge and thank Mr. Warren of the Department for calling this aspect to the Board's attention and inform him that it will keep the letter on file for future referral in such cases.
- 7. Copy of a letter from Mrs. Fecteau to the DEP regarding grading for a beach on Little Ossipee in Ham's Cove. The Chmn., feeling that the Board will get a copy of the reply from the DEP to Mrs. Fecteau, recommended that the Board withold any action, at least, until then - it was agreed.

The following copies of letters sent by the Board were read by the Chmn.:

- 1. To Mr. Att'y Elliott relative to the alleged violation by Poisson of the Shoreland Zoning at Fish's Inn.
- 2. To Mr. Russell Keith, replying to his inquiry to the Chmn. regarding the status of the approval of the Ossipee Hill Estates subdivision; explaining the situation.
- 3. To the Selectmen, in reply to their request for a requirement in the Subdivision Regulations for notification by the subdivider to the Selectmen and/or Road Commissioner prior to start of road construction, containing a copy of a paragraph already contained in the proposed revisions of the Regulations.
- 4. To the Selectmen calling attention to the fact that there has been cutting in the Beaver Ridge Subdivision and suggesting that the Code Enforcement Officer look into the matter to ensure that all cutting regulations are being complied with. Copies of the restrictions were attached.

FISH'S INN:

The Chmn. reported that he had talked with Att'y Elliott regarding the Board's letter to him requesting his advice and that Mr. Elliott, who had been on an extended trip, promised an early response.

BEAVER RIDGE:

The Chmn. reported that he had talked with the Code Enforcement Officer regarding his investigation of the cutting on this subdivision. The CEO said that he had discussed the matter with Mr. Payeur who acknowledged that the restrictions had been violated but that he would ensure that this would not occur again.

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WESTWINDS:

The Secy. called attention to the omission of the standard cutting restrictions from Mr. Garland's proposed deed restrictions and was directed to present a copy of same at the next meeting.

ELECTION OF OFFICERS:

The Chmn. noted that election of officers was imperative at the next meeting, June 11th., and that the notices should state that the members be advised of the importance of their attendance.

Meeting Adjourned.

Respectfully submitted,

Frank R. Goodwin

Secretary

Approved:

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REGULAR MEETING - June 11, 1975

Called to order at 7:00 pm by Chmn. Gannett; others present were Wade Junkins, Daniel Sanford, Raymond Kellett, Ronald Dyer, Douglas Foglio and Frank Goodwin.

ELECTION OF OFFICERS:

Wade Junkins was norminated for Chairman by Raymond Kellett and seconded by Daniel Sanford. Douglas Foglio was nominated by Ronald Dyer and seconded by Frank Goodwin. Mr. Foglio chose not to run for Chairman and Mr. Goodwin withdrew his second and Mr. Dyer his nomination. Ron Dyer moved that the nomination for Chairman cease and it was seconded by Ray Kellett and unanimously voted. A unanimous vote was cast for Wade Junkins for Chairman until April 1, 1976.

It was suggested that the Board needed a Vice Chairman. Frank Goodwin moved that the ovvice of Vice Chairman be established, that one be elected each year beginning with 1975, to act as chairman in the Chairman's absence and that the Vice Chairman could be an associate member who, when required to act as Chmn., would automatically be temporarily elected to an acting member with all the priveleges of a regular member. Wade Junkins seconded the motion and it was unanmiously voted. Douglas Foglio was nominated for Vice Chmn. by Ron Dyer, seconded by Frank Goodwin. There being no other nominations, a unanimous vote was cast for Douglas Foglio for Vice Chmn. Frank Goodwin was nominated to continue as Secretary. There being no other nominations, a unanimous vote was cast electing Frank Goodwin as Secretary.

Stuart Gannett, Chmn. since 1973, was commended by the members for his leadership and devotion to the office during the past two years. The members also expressed their sincere regret in losing him as a member in the near future when he moves his residence from Waterboro.

CAMPING AREA:

A copy of a letter dated June 5th. from CEO, Bruce Woodsome, to Ossipee Lake Camping Area relating to violations on 4 different counts of the Shoreland Zoning Ordinance. The copy is on file.

MAINE ASSOC. OF PLANNERS:

The Chmn. read a letter dated June 3, 1975 from the Maine Assoc. of Planners relative to active association with this group and to attendance at the annual summer meeting, on June 26, at Prouts Neck. Action will be considered at a subsequent meeting.

SELECTMEN:

The Selectmen made an unscheduled appearence and the following matters were discussed:

Fish's Inn:

The status of the alleged violation by Poisson is that the Planning Board is awaiting advice from the Town Council.

Camping Area:

Awaiting Management's reaction to Code Enforcement Officer's letter.

Petition for larger lot size!

Hearing will be held at a Special Town Meeting late in June - action to be taken at a later Town Meeting.

Revisions to Subdivision Regulations:

It was thought that at least 3 more Board meetings will be required before this is ready for a hearing.

Zoning Ordinance;

Effort will be made to complete. the review at the next public hearing.

Special Meeting called for Thurs., July 19, 1975 at 7:30 pm. Meeting adjourned.

Respectfully submitted,

Frank R. Goodwin, Secretary

Approved:

Jaymon O Halet

Daniel V. Saybea

Board of Selectories

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

June 16, 1975

NOTICE

The Waterboro Planning Board, at its regular meeting on June 11, 1975, elected the following officers for 1975:

CHAIRMAN: Wade Junkins

E. Waterboro, Maine 04030

Tel. 247-4832

VICE CHAIRMAN: Douglas Foglio

Waterboro, Maine 04087

Tel. 247-4461

SECRETARY: Frank R. Goodwin

West Rd.

Waterboro, Maine 04087

Tel. 247-3185





June 25, 1975

Special Meeting

Meeting called to order by Chmn. Junkins; others present were Ronald Dyer and Douglas Foglio. The Chmn. authorized Mr. Dyer and Mr. Foglio to vote.

WESTWINDS:

The Board unanimously agreed that Mr. Garland could proceed with the Final Plan of Westwinds.

The Board agreedthat a letter should be written to the Attorney General's Office stating that the Board had informed Mr. Garland that, as far as it knows, no law would be violated if Mr. Garland built two (2) houses on proposed Westwinds. This was a unanimous vote.

The Board pointed out to Mr. Garland that D.E.P. approval of Westwinds was subject to storm drainage approval.

HARMONY HOMES:

A letter dated June 18, 1975 from Harmony Homes stating that a preliminary plan was filed with the Board on Feb. 24, 1975 and that check for \$55.00 was enclosed for the fee. (It neglected to state that the Board at the time the plan was left with the Board did not accept it as the moratorium was still in effect.)

SUBDIVISION REGULATIONS - REVISIONS:

Review of the proposed revisions was completed. Public Hearing was unanimously approved for Monday July 7, 1975 at 7:00 PM at the Town House. Chmn. Junkins would make arrangements with the Town Clerk to get out notices and advertisements.

Meeting adjourned.

Respectfully submitted.

Frank Goodwin

Secretary

Note: Minutes taken from notes taken by Mr. Foglio in the

Secretary's absence.





SPECIAL MEETING

July 2, 1975

Meeting called to order at 7:40 pm by Chmn. Junkins; others present were Raymond Kellett, Daniel Sanford, Ronald Dyer, Douglas Foglio and Frank Goodwin. Mr. E. A. Garland was present with his Final Plan ready for approval. Mr. Foglio was authorized by the Chmn. to vote.

Approval of Minutes

Mr. Foglio moved, Mr. Kellett seconded and the Board unanimously voted to accept the minutes of the meetings of May 14, 20, 21, June 4 and June 11, 1975, as written.

Daniel Sanford

The Secretary announced that Mr. Sanford had concluded to resign from the Board and that he would notify the Selectmen to that effect.

Westwinds

Mr. Garland received a directive from the D.E.P. (of which the Board should have received a copy, but did not) stating that there should be a minimum of 20 inches of fill in the driveway and leaching bed area of lots 13 and 14, but on the driveway only of lots 17 and 21. The Secretary was directed by the Board to write a letter to the D.E.P. stating the Westwinds Final Plan is being approved with the above requirement inserted as a condition of approval. Copies should go to the Plumbing Inspector and to Mr. Garland. The fact came to light that iron pins had not as yet been placed at the points on each lot as required by the Subdivision Regulations. Mr. Garland had not done this because he wasn't sure that the Board would not yet have some more changes and that to have this done would cost him "a thousand dollars" which he did not want to lay out at this time. It was pointed out that the Board had never before deviated from its requirements in this respect but that certain circumstances might justify a waiver. It was also pointed that to do so would create a precedent which the Board must live with under the same circumstances. Mr. Sanford moved that it be made a condition of approval that the iron pins be set in the required places on each lot prior to its sale. It was seconded and passed.

The two conditions discussed above were indented upon the tracing of the Final Plan as note 5 and note 4 respectively. Mr. Sanford moved, Mr. Goodwin seconded and the Board unanimously voted to approve Mr. Garland's "Westwinds" Final Plan. It was duly signed.

Fish's Inn

The Chmn. read Atty. Elliott's letter dated that the Planning Board should upon application, grant Mr. Poisson a hearing to determine whether or not the standards set forth in the State imposed Shoreland Zoning Ordinance have been met. If so, the permit should be granted, if not, it should be denied. The letter is on file. The Chmn. inquired if Mr. Poisson had made application for a hearing. The Secretary read Mr. Poisson's letter, dated April 30, 1975 requesting a hearing. The Secretary read a reply, dated , to this request stating that the Board would take no action until it received Town Counsel's opinion. The Secretary read through Section 12, B. 6. "a" thru "j" and section 11. The consensus was that the applicant is at least in violation of paragraph M, 1, under Section 11, "structures"; also the paragraph relative to obtaining a permit from the Planning Board. There was considerable discussion of the possibility that the applicant had violated Section 11, M, 1 by "expansion". Mr. Kellett moved, Mr. Goodwin seconded that the Board decide for itself whether or not the structure had been "expanded". The motion was carried 3 to 1. Mr. Kellett moved and Mr. Goodwin seconded that the Board find that the applicant had "expanded" his structure. The motion was carried 3 to 1. Mr. Sanford moved that Mr. Foglio and Mr. Goodwin be designated to meet with Town Counsel to discuss the aspects of this matter and that such other members as wished to could also attend. Mr. Kellett seconded it and the motion was unanimously carried. Mr. Foglio was to make the appointment. Having done so, he will notify the other members and will receive from those who cannot go, written questions to be asked of the Atty.

Starrett Pierce

The Chmn. presented a letter from Mr. Guest inquiring whether or not the Board had any further information concerning what constitutes a "relative" in the Subdivision law. It was held for later consideration.

Wade Junkins

Mr. Junkins presented a sketch plan of a proposed subdivision off Rte. 5 and Roberts Ridge Rd. and asks the Board to arrange for an on-site review. He took the plan with him in order to get some prints and will bring it in at a future meeting.

Meeting Adjourned, 11:10 pm.

Respectfully submitted,

Frank Goodwin, Secretary

For approval. see over--

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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING

July 2, 1975 _

Meeting called to order at 7:40 pm by Chmn. Junkins; others present were Raymond Kellett, Daniel Sanford, Ronald Dyer, Douglas Foglio and Frank Goodwin. Mr. E. A. Garland was present with his Final Plan ready for approval. Mr. Foglio was authorized by the Chmn. to vote.

Approval of Minutes

Mr. Foglio moved, Mr. Kellett seconded and the Board unanimously voted to accept the minutes of the meetings of May 14, 20, 21, June 4 and June 11, 1975, as written.

Daniel Sanford

The Secretary announced that Mr. Sanford had concluded to resign from the Board and that he would notify the Selectmen to that effect.

Westwinds

Mr. Garland received a directive from the D.E.P. (of which the Board should have received a copy, but did not) stating that there should be a minimum of 20 inches of fill in the driveway and leaching bed area of lots 13 and 14, but on the driveway only of lots 17 and 21. The Secretary was directed by the Board to write a letter to the D.E.P. stating the Westwinds Final Plan is being approved with the above requirement inserted as a condition of approval. Copies should go to the Plumbing Inspector and to Mr. Garland. The fact came to light that iron pins had not as yet been placed at the points on each lot as required by the Subdivision Regulations. Mr. Garland had not done this because he wasn't sure that the Board would not yet have some more changes and that to have this done would cost him "a thousand dollars" which he did not want to lay out at this time. It was pointed out that the Board had never before deviated from its requirements in this respect but that certain circumstances might justify a waiver. It was also pointed that to do so would create a precedent which the Board must live with under the same circumstances. Mr. Sanford moved that it be made a condition of approval that the iron pins be set in the required places on each lot prior to its sale. It was seconded and passed.

The two conditions discussed above were indented upon the tracing of the Final Plan as note 5 and note 4 respectively. Mr. Sanford moved, Mr. Goodwin seconded and the Board unanimously voted to approve Mr. Garland's "Westwinds" Final Plan. It was duly signed.

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Starrett Pierce

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Mr. Junkins presented a sketch plan of a proposed subdivision off Rte. 5 and Roberts Ridge Rd. and asks the Board to arrange for an on-site review. He took the plan with him in order to get some prints and will bring it in at a future meeting.

Meeting Adjourned, 11:10 pm.

Respectfully submitted,

Frank Goodwin, Secretary

For approval, see over--

Special Meeting - July 2, 1975 t in chialithe end est est. Coefficient of gelocht Approved by; . Acrost a transfer of the state of the stat grain of B 一个主要要把手上身做一点,我是 intinator "Mil The state of the s 1.1 4.77 (028 tite en blir , co 100 and the state of 4 2.30 E. Difference of the <u>action of the f</u> erte Arian i Frank di<u>ta i grada i distribita di Santa Baratan i estimo di Britania di Anta</u> Alba di Britania. Prata i di Pro_{gr}afia programa di Programa di Britania di Anta Baratania di Anta Baratania. The Police has been preceded an expect a series of The court of the c na Punau (jožija i sveg suktovi, audienske nik selemen Pilise Pulšiji. Projektije Pilise P Poku Pilote projektije Sija (najmaje bedine bedine se se se se se se se se se se

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Proposed Revisions to Subdivision Regulations (7/7/75)

(Page numbers refer to pages in the existing Regulations.)

Page 3. Official Submittal Date: The date of submission of a Preapplication Plan or sketch plan, a Preliminary Subdivision Plan or a Final Subdivision Pan shall be the date of the meeting at which it is submitted. Upon receipt of a plan or any application the municipal reviewing authority shall issue to the appicant a dated receipt. Within 30 days from the receipt of an application the municipal reviewing authority shall notify the applicant in writing either that the application is a complete application or, if the application is not complete, the specific additional material needed to make a complete application. After the municipal reviewing authority has determined that a complete application has been filed, it shall notify the applicant and begin its full evaluation of the proposed subdivision.

Page 3. Tract or Parcel: A tract or parcel of Tand is

defined as all contiguous land in the

same owership, provided that lands located

on opposite sides of a public or private

road shall be considered each a separate

tract or parcel of land unless such road was established by the owner of land on both sides thereof.

Page 4. Subdivision: A subdivision is the division of a tract or parcel of land into 3 or more lots within any 5- year period, which period begins after September 22,1971, whether accomplished by sale, lease, development, buildings or otherwise, provided that a division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption, unless the intent of such gift is to avoid the objectives of this section, or by transfer of any interest in land to the owner of land abutting thereon, shall not be considered to create a lot or lots for the purposes of this section.

In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of such tract or parcel unless otherwise exempted herein, shall be considered to create the first 2 lots and the next dividing of either of said first 2 lots, by whomever accomplished, unless otherwise exempted herein, shall

be considered to create a 3rd lot, unless both such dividings are accomplished by a subdivider who shall have retained one of such lots for his own use as a single family residence for a period of at least 5 years prior to such 2nd dividing. Lots of 40 or more acres shall not be counted as lots.

(Replaces first 3 paragraphs only.)

Page 4, 5.1.1: Relocate to 5.1.3 and substitute the following as 5.1.1: An applicant shall schedule an appointment with the Secretary of the Planning Board or its authorized representative to submit a Sketch Plan. Sketch Plans will be received only at the regular Planning Board Meeting which is held at 7:30 p.m. on the second Wednesday of each month in the Town Office Bldg., located on Lakewood Dr. off the Old Alfred Rd.

- Page 5, Under "Preliminary Plan: Note: The Planning Board will not accept a preliminary Plan for review until the Pre-application procedure has been completed.
- Page 5, 6.1.5 Should read:---submission of a completed
 Preliminary Plan application the Board

- Page 6, Paragraph 6.1.8 to be reworded: Within 7 days after submitting the Preliminary Plan the developer shall notify the abuttors by registered mail, of his proposed subdivision. Said letter shall inform the abuttors that they have 7 days from the mailing date in which to register by mail with the Planning Board their comments or a request for a public hearing upon the proposed subdivision. The developer shall at the same time, send a copy of the notice to the Board and a list of the abuttors to whom the notices was sent.
- Page 8, Add as 6.2.2: Land covered by proposed subdivision shall be so marked in the field that the Planning Board may readily observe locations of proposed roads and lot corners while making its on-site inspection.
- Page 9, Add to the end of the first sentence of 7.1.1:

 "(see Appendix3)"
- Page 10, 7.2.1: Change "2 white-background----."
 to "10 white background-----".

- Page 11, 7.4.3: Add to the end of the second sentence the following: and if any lots have been sold or are under sales contract, written evidence shall be submitted that interested parties have consented to the proposed changes.
- Page 13, Add as paragraph 8.1.5: If the Planning Board determines that the reservation of land for parks and/or recreational purposes would be inappropriate, the Board may waive the requirements of land reservation on the condition that the subdivider (applicant) deposit a cash payment in lieu of land reservation with the Town Clerk.

 Such payment shall be placed in a trust fund to be used exclusively for the purchase and development of neighborhood sites for parks, playgrounds, and other recreational purposes. The amount of such payment shall be \$100. for each lot approved on the Final Plan.
- Page 13, 8.3: Change to read: After the effective date of this order, no dwelling, commercial structure, mobilehome or trailer for living purposes shall be built or placed upon a lot smaller than 80,000 square feet unless said lot existed on Aug. 2, 1975.

Each lot shall have no less than 200 feet frontage on a street, except when abutting a cul-de-sac the frontage shall not be less than 50 feet.

Page 15, Add the following as paragraph 8.7: If the proposed subdivision abuts Routes 5 or 202 or 4, and all state-aid-roads, a strip of land not less than 25 feet and not more than 100 feet in width adjacent to said highway and running along said highway may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area. (A conservation easement may be conveyed to the Town of Waterboro over said strip). Said green belt shall be shown on the Preliminary and Final Plans.

Page 15, Add the following as 8.8: If the subdivision abuts a Town road, a strip of land not less than 25 ft. or greater than 50 ft. in width and adjacent to said road and running along said road may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area(a conservation easementmay be conveyed to the Town of Waterboro over said strip). Said green belt shall be

shown on Preliminary and Final Plans.

Page 15, Add the folowing as paragraph 8.9: "Where a subdivision abuts or contains an existing or proposed arterial street, the Board may require marginal access streets (street parallel to arterial street providing access to adjacent lots), reverse frontage (that is frontage on a street other than the existing or proposed arterial street) with green strip in accordance with paragraphs 8.1.5 and 8.1.6 along the rear property line or such other treatments as may be necessary for adequate protection of the residential properties and to afford separation of through and local traffic".

Add as Appendices to the Subdivision Regulations:

- A. Appendix #1:Preapplication Procedure for Subdivision Approval
- B. Appendix #2: Application for Subdivision
 Approval Preliminary Plan
- C. Appendix #3: Final Subdivision Plan

 Application Form For Major

 Subdivision of Land Planning Board of the Town of

 Waterboro.
- D. Appendix #4: Administrative Procedures:

 Check List for Use in Subdivision Plan Review
- E. Appendix #5: Receipt of Application

Type of construction of any proposed structure or expansion. Intended use of any proposed structure.

Are petroleum or any other such flammable products sold or intended to be sold on the premises.

7. Location and dimensions of all docks or ramps issuing into Little Ossipee Lake from the premises.

Ray Kellett moved, Doug Foglio seconded and the Board unanimously voted that a letter requesting the above be sent to each - Francis Poisson and Renald Poisson.

Meeting adjourned.

Respectfully submitted,

Frank Goodwin, Secretary

Approved by





SPECIAL MEETING July 16, 1975

Meeting called to order at Ron Dyer's Office at 7:45 pm by Chmn. Junkins; others present were Douglas Foglio, Ronald Dyer, and Frank Goodwin. In attendance also were Stanley Harmon and his Atty. E. Stephen Murray.

Northwood Village - Stanley Harmon

Douglas Foglio, as instructed at a previous meeting, discussed with the Town Counsel, Roger Elliott, the Board's position on this subdivision which was submitted to the Board in Feb., 1975, but not accepted due to the moratorium. He reported that Atty. Elliott advised that the Board should now consider the proposed subdivision on the basis of the Subdivision Regulations in effect in February 1975. Mr. Goodwin moved that the Board do so, Mr. Dyer seconded it and the motion was unanimously carried. The layout and topographical aspects of the plan and parcel were briefly discussed with Mr. Harmon and the date of July 17, 1975 at 7:00 pm was set for a superficial inspection. Mr. Harmon and his Atty. departed.

Starret Pierce - Sharon Guest (and Michael)

This matter involved a situation where Mr. Pierce wanted to give to Sharon and Michael Guest a parcel of land for a house lot. Mr. Pierce claimed Sharon as a cousen, therefore, a relative. The Board had been uncertain as to what constituted a relative and had withheld its decision. Mr. Foglio quoted a "knowledgeable person" which maintained there was no limit to the blood relation up to and including "second cousin". Mr. Goodwin moved and Mr. Foglio seconded that the Planning Board inform Mr. Pierce that it could see no objection to his transferring title of a parcel of land to Sharon Guest, said parcel being that previously referred to as being on Chadbournes' Ridge Rd. It was unanimously voted. Mr. Pierce would be asked to appear.

Wm. G. Juffre - Application to SRCC

The Chmn. read a copy of Mr. Juffre's application to SRCC to build on lot #841 in Arrowhead. The Board had no comment to make to the SRCC except to reply as usual.

Mrs. Elsie Durgin

Chmn. Junkins read a copy of a letter dated June 8, 1975 from Mrs. Durgin to Mr. Woodsome, Selectmen, relative to her taxes and to the fact that she had sold a 7 acre tract to Wade Junkins.

Subdivision Maps

Chmn. Junkins read a copy of a purchase order to the Planning Board from Andrew Woodsome, Purchasing Agent for three (3) copies of each subdivision plan approved from the institution of the Subdivision control to date and that were not available in Town files. Chmn. read a letter dated July 14, 1975 to the Register of Deeds requesting that the prints be made.

Forms

The Secretary presented all members copies of several "forms" which he thought could be used by all Town Officials or could be used for ideas in making up suitable forms. It was proposed that copies be made of these for the Selectmen.

Town Counsel

Chmn. read a letter, dated July 14, 1975, to Roger Elliott listing the existing members and associate members of the Planning Board and the current officers.

The Chmn. also read other letters which are on file and so indicated thereon.

Ms. Drisko

Mr. Foglio reported upon the situation existing at the Drisko cottage stating that the cottage very close to the Little Ossipee Lake and that the present grey water disposal when it overflows would flow into the Lake. Mr. Foglio dug the test pit for the Soil Scientist and in discussing the matter with him understood that the Soil Scientist stated that he would recommend an inground disposal system located about 115 feet back from the water, a holding tank and an ejector pump to boast the effluent up to the leaching bed. He will test two alternates: one a grey water system and, the other, a system which will be expandable into a "black" water system. It was agreed that, since Ms. Drisko plans only to replace the faulty grey water system with anew and adequate one as recommended by the Soil Scientist, the Planning Board has no jurisdiction but should she want to expand the cottage, then she should seek a permit from the Planning Board. The Secretary was instructed to put this in a letter as soon as Mr. Foglio discussed the matter with Mr. Bruce Woodsome.

Flood Insurance

The Secretary distributed to the members material concerning the Federal Flood Insurance

Mr. Foglio mentioned that the Board may have another file cabinet at its disposal.

MILL Forest-Acres

Wade Junkins submitted a sketch plan showing his proposal to subdivide part of the parcel which he purchased from Mrs. Durgin on Rte. 5 and Robert's Ridge Rd. The date of July 17th. at 6:45 pm for a preliminary site inspection was set.

George Huntress

Mr. Foglio moved, Mr. Goodwin seconded and the Board unanimously voted to consider Mr. Huntress' sketch plan, which he brought in during the moratorium, on the basis of the Subdivision Regulations effective at that time. The Secretary will inform Mr. Huntress of this action by letter.

Next meeting was planned for next Thursday, July 24th. at 7:30 pm.

Respectfully submitted,

Frank Goodwin Secretary

Approved by:

Frank R Grodery





SPECIAL MEETING

July 24, 1975

Vice-Chairman Douglas Foglio called the meeting to order at 8:10 pm; others present were Raymond Kellett, Ronald Dyer. Mr. Dyer was designated to vote. Mr. Courtland Alexander and Atty. El Stephen Murray representing Harmony Homes were present to be of whatever assistance they could in the discussion of Northwood Village subdivision.

NORTHWOOD VILLAGE

An on-site inspection of this subdivision was made on 7/17/75. Vice-Chairman Foglio suggested that the Preliminary Plan be checked against the list of requirements under Art. 5 in the Subdivision Regulations in effect in February 1975.

1. Name of record owner is to be added.

2. Width of Rte. 5 R/W and traveled way including all various widths.

3. If the R/W from the Drive to the rear lot line is to remain, the name of the fee owner should be on it or, if an easement, the name of the one the easement is consigned.

4. Surface drainage facilities should be shown: culvert sizes and disposal of surface water including evidence of

drainage rights if across land of others.

5. A statement from Mr. Day as to what he intends to do

with remaining property.

6. If the Saco River Corridor boundary crosses any part of this subdivision it should be shown in its approximate position.

It was stated that after these changes or additions have been made on the Preliminary Plan it will then be further discussed with the developer and, if found satisfactory, the developer will be authorized to draw up the final plan. The developer's representatives were advised to read the requirements for the Final Plan and to keep them in mind in revising the Preliminary Plan.

Discussion of various aspects of the Preliminary Plan followed. There was general dissatisfaction by the Board with the access right-of-way to be held by Mr. Day since he owned the remaining land with ample space for access to the back land. It was pointed out that it took a 60 ft. wide strip from an otherwise desirable lot. The developer will consider abandoning it as an access but may consider it as a drainage easement.

It was left that the developer will present a drainage plan for the Board s consideration.

7. The name of the street through the subdivision should be shown on the Preliminary Plan.

The Board will require documentation showing that the State Dept. of Transp. approves the two entrances to Rte 5.

- 9. That consideration be given to leaving a buffer strip of trees and other natural vegetation between the buildings on lots 1, 19, 13, 12, and the property line facing Rte 5.

 10. The Board requests that the developer devote a reasonable
- 10. The Board requests that the developer devote a reasonable area in the subdivision to a adequately level and grassed recreation or playground area.

F.R. Goodwai

F.R. Goodwin Sec.

FOREST ACRES - Wade Junkins

An on-site inspection was made of this subdivision on July 17, 1975. The sketch plan presented by Mr. Junkins was again reviewed. Finding it to be satisfactory it was unaniously voted to notify Mr. Junkins to proceed with the Preliminary Plan.

APPOINTMENT ONLY

It was unanimously voted that developers and others will be heard at our special meetings by appointment only and that such appointments will be on a "first-come, first served" basis; those appearing at a regular will be heard in order of their appearance. Appointments to be made with the Secretary, or his designate.

ZONING ORDINANCE

It was unanimously voted that a hearing should be held on the proposed Zoning Ordinance on Aug. 7, 1975 at the Town House at 7:30 pm. The Secretary will attend to the notice and advertisement.

MINUTES

The minutes for June 2, June 9, and June 16, 1975 were unanimously voted to be accepted as written.

CORRESPONDENCE

Letters to Ms. Drisko, Carl Laws and George Huntress were read and copies are on file.

Meeting adjourned at 10:30 pm.

			Respectfu	11y	submitted,
			Frank	G	odwin
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TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



Minutes

SPECIAL MEETING

July 30, 1975

Meeting opened at 7:40 p.m. by Vise-Chairman Douglas Foglio; others were Ronald Dyer, Steve Kasprzak, Wade Junkins, and Frank Goodwin. The Chairman authorized both Mr. Dyer and Mr. Kasprzak to vote.

NORTHWOOD VILLAGE

Mr. Kasprzak moved and Mr. Dyer seconded that the developer be notified by letter that the Board would requirer that a buffer strip of trees be left on the Rte. 5 side of lots 1, 19, 13 and 12; the width of said buffer strip to be determined after the lot lines were established as required. Unanimously affirmative.

Mr. Kasprzak moved and Mr. Goodwin seconded that no entrances on to Rte. 5 be premitted from lots 1, 19, 13 and 12. Unanimously affirmative.

Included in these two motions was the stipulation that these rulings should be convenanted in the deed of each named lot and be perpetual.

Mr. Kasprzak moved and Mr. Goodwin seconded that the developer be requested to show, on the Preliminary Plan, the center-line for the entire length of Evergreen Drive noting, at 50 ft. intervals, the rough grade elevation reltive to an indentified construction bench mark or reference. Unanimously affirmative. The purpose of this requirement is to better enable the Board to deterimine the general grade of the street and evaluate the adequacy of the drainage system.

Mrs. Geo. R. Stackpole

Mr. Foglio read a letter from Mrs. Stackpole, of East Lebanon, Maine, requesting the Board to send her a copy of the Trailer ordinance and the minimum lot size ordinance that are to be voted upon Saturday Aug. 2. Mr. Kasprzak moved and Mr. Dyer seconded that the Secy. turn this letter over to the CEO and requested that he grant her request. Unanimously affirmative.

New P.B. Members

At the July 29, 1975 meeting of the Selectmen they appointed Mr. Steve Kasprzak as an associate member to fill the vacancy created by their elevation, at the same meeting, of Douglas

Foglio to a regular member. The Board now consists of 4 active and 2 associate members.

Mrs. Remillard

The Vise-Chairman read a denial for a permit to put fill into Little Ossipee Lake in front of her lot stating that before he could do so he must have a detailed plan of the proposed work made by a competent engineer. Mr. Kasprzak moved and Mr. Goodwin seconded that the Sec., in a letter to Bruce Woodsome, Code Enforcement Officer, suggest that he contact the proper authority to determine if this case comes under the Great Ponds Act and, if so, what action is required. Unanimously affirmative.

Starrett Pierce

Mr. Foglio read a letter dated July 28, 1975 to Mr. Pierce offering him the opportunity to come to the July 30, 1975 meeting of the P.B. to discuss his transfer of property to Mr. and Mrs. Guest

Anita J Drisko

Mr. Foglio read a letter dated July 27, 1975 from Ms. Drisko stating that she is still interested in building a 6 ft. by 8 ft. addition to her existing cottage on Little Ossipee Lake for the purposed of installing a bathroom. It gave the demensions of projected ground area of the cottage and demensions of the lot. Letter is on file. This was regarded by the Board as a proper application for permit Mr. Kasprzak moved, Mr. Junkins seconded that this matter be tabled until the next meeting, in order to see what the newly imposed zoning ordinance by the State will require. Unanimously affirmative.

Zoning Ordinance

Considerable discussion was had relative to the adequacy both of the proposed Zoning Ordinance and of the lack of competency of the Board to formulate a zoning plan that would properly determine land use. With no little respect for those who have participated in the preparation of the existing proposed Zoning Ordinance and for those who might, as laymen, take it upon themselves to better it, it was the consensus that, at this day and age, the state of this at has advanced far beyond capabilities of those either on the Board or in the Town; and that to present and have accepted an ordinance which would be enpropriate for the Town would probably be as serious or more of a mistake than to propose one which would be turned down entirely. Mr. Dyer moved that the Board investigate the possibilities of hiring professional assistance, Mr. Goodwin seconded and the vote was unanimous.

This rendered the already advertised hearing for August 7, useless, therefor, Mr. Goodwin moved and Mr. Dyer second that the hearing be indefinitely postponed and that acnotice be put in the paper of this action. Unanimously affirmative. Meeting adjourned at 10:30 pm.

Respectfully submitted,

Mande Goodwin

Frank Goodwin Secretary

Approved:

Vice-Chairman

Wade Infine





Minutes

SPECIAL MEETING

August 6 1975

Meeting called to order at 8:15 pm by Chairman Junkins; others present were Steve Kasprzak, Douglas Foglio and Frank Goodwin.

MINUTES

The minutes for the July 24, 1975 and July 30, 1975 meeting were recieved, Steve Kasprzak moved and Douglas Foglio seconded that they be approved as written; unanimously voted.

CORRESPONDENCE

The Chairman read a copy of a letter, dated July 25, 1975, from Town Counsel relative to (evidently) an inquiry to him from the Selectmen regarding the validity of the existing planning board.

The chairmen read a copy of the letter written on July 30, 1975 to Atty. Murray regarding restrictions and requirements for the Nortwood Village subdivision.

The chairmen read a copy of a memo penned on July 31, 1975 to Bruce Woodsome by the Secy. relative to Mrs. Remillard's proposed earth relocation and dumping into the shore waters of Little Ossipee Lake in front of her lot thereon.

The chairmen read a copy of the letter dated Aug. 4, 1975 to Wade Junkins relative to the acceptance of his sketch Plan of his proposed subdivision at the corner of Rte 5 and Roberts Ridge Rd.

The chairmen read a memo from the M.M.A. to Planning Board Chairmen which be recently recieved to amendments to the subdivision law. This letter is on file under the date of Aug. 8, 1975. Copies of it will be made for all members.

The chairmen read a letter dated July 29, 1975 from Sharon Guest relative to the legality of the transfer to her and her husband, Michael, if a parcel of land by her relative Starrett Pierce. Mr. Pierce had been informed fy a letter dated July 28, 1975 that the Board would discuss this matter with him at a metting on July 30, 1975.— Mr. Pierce did not attend nor has the Board had any communication from him or Mrs. Guest except the above letter which could have been posted before the letter to Mr. Pierce was recieved. It was decided to wait a week to see if the matter would resolve itself.

The Planning Board is uncertain of its legal validity since no documented evidence of its legal establishment can be found by those who have searched, nor has any person been found who will, with or without reservation, declare that its establishment was by vote of a town meeting. During a discussion on this matter the Board decided that it has a duty to the Town to verify its validity or, if it has not been legally instituted, to make the matter known to the Municipal officers in order that proper action can be taken. Accordingly. Steve Kasprazak moved, Douglas Foglio seconded and it was unanimously voted that the Secretary, in a letter, request from Town Counsel Elliott a written statement outlining the steps that should have been taken, and by whom, to legally establish a planning board prior to Sept. 23, 1971, and his opinion as to what consequences a town would face as a result of the acts of an improperly authorized board.

PLANS SUBMITTED DURING MORATORIUM.

Douglas Foglio suggested and the Board agreed that an opinion be requested from Town Counsel as to whether or not there could be a limit to the length of time for the resulmission of the plan, after notification he could do so, given to an applicant who had submitted a plan during the Board's moratorium and refused consideration.

80,000 SQ. Ft. ORDINANCE

The Secretary reported that he had, on the morning of Aug. 6, 1975, discussed with Town Counsel Elliott the effect of the 80,000 sq. ft. minimum lot size on subdivisions for which applications for approval had been presented prior to Aug. 2, 1975 and that Mr. Elliott stated that the effective date is the date inacted and that subdivisions plans for which had been submitted to the P.B. prior to the enacted date were exempt from the ordinance.

HEARING-POSTPONED

Chairmen Junkins stated that he would be present at the Waterboro Town House Aug. 7, 1975 at 7:30 pm to inform those who were not aware of it that the meeting had been postponed.

ZONING ORDINANCE

Discussion ensued relative to the course to take in acquiming the services of professional planners or land use consultants to assists the Board in Proposing a suitable zoning ordinance. Mr. Kasprzak moved that the Secy. procure names of professional planners or land-use consultants, write to several explaining the Boards needs for assistance and requesting replies from those who are interested. Mr. Foglio seconded it and the motion was unanimously carried. Mr. Foglio then moved and Mr. Goodwin seconded and it was unanimously voted that those showing interest be given a date and time to attend a meeting with the Board to discuss the matter and possible terms.

Meeting adjourned at 10:15 pm.

Minutes

SPECIAL MEETING

August 6, 1975

Respectfully Submitted,

Frank R. Goodwin Secretary

Approved:

, Chairman





MINUTES

SPECIAL MEETING - Aug. 13, 1975

Meeting opened at 7:45 pm by Chmn. Junkins; others present were Mr. Foglio, Mr. Kasprzak and Mr. Goodwin. Visiting were Code Enforcement Officer, Bruce Woodsome; Mr. Willett, Selectmen; Mrs. Willett of the Conservation Commission and Mr. Stan Goodnow of Land Use Consultants, Inc., who was present to discuss with the Board what he could offer in the way of professional assistance in the preparation of a zoning ordinance for the Town.

The usual preliminaries of the meeting were deferred until after the discussion with Mr. Goodnow.

LAND USE CONSULTANTS

Chmn. Junkins told Mr. Goodnow that the Borad had spent much time on the preparation of a proposed ordinance which, in spite of this, needed further attention and that when the members undertook the preparation of a zonging map they realized that they lacked the expertise and the proper zoning could be done only with the assistance of a professional. He asked Mr. Goodnow to explain how he would proceed in the event he should be retained. It was explained that the Board had sent inqueries to two other consultants and that until it knew what the study would cost and the Town had authorized the money it would be in no position to pay for these introductory visits. Mr. Goodnow understood this situation.

Mr. Goodnow said he wanted the Board to understand that his firm conducted land use studies for developers (pointing to Beaver Ridge an an example) but he felt and assured the Board that his firm could, in spite of this, maintain its objectivety both ways. Mr. Foglio pointed out that any consultant which the Board might hire would very likely be in a like position. Mr. Goodnow further stated that information his firm might gather for and concerning the Town would remain priviledged and property of the Town until the Town should indicate otherwise.

Mr. Goodnow passed out a qualification and experience brochure on his firm. He explained the mechanics of a study of available land, water and other resources. He stated that not until the land resources were known could a suitable zoning ordinance be drafted. He displayed maps drawn up for Yarmouth as an illustration of how thorough study showed all the characteristics of the land; also some maps of the Dead River Development. He stated that future sewage disposal and water supply has a great influence upon land use planning and zoning, especially allowable lot sizes. Any thought

that zoning could be satisfactorily accomplished only be accurate surveying was convincingly dispelled by Mr. Goodnow as being prohibitively expensive. It would be based, rather, upon U.S. Soil Conservation information, aerial map survey and general knowledge of the topography and land characteristics.

Whereas the members had visualized taking an active part in the study, Mr. Goodnow advised that this approach was usually unsatisfactory due to other committments which are too demanding on each member's time. The preferred way would be to let the consultants do the leg-work, come up with alternate proposals and meet frequently with the Board who would consider the several aspects and make a choice. Mr. Goodnow suggested that the Board should consider having these meetings open to the public and even accept public comment. This would tend to dispell any feeling being "left out" and would undoubtedly make it easier to get an ordinance accepted.

Mr. Kasprzak again emphasized that until the Board had received an estimate of the cost of the study and had received authorization from the Town to spend it, the Board was in no position to pay for any preliminary discussions. Mr. Goodnow stated that he was fully aware of this and that all that he expected was, once the Board had decided upon his firm, received an estimate and approval of the Town, that his firm would be awarded the job. Mr. Goodnow suggested a "ball-park" figure of from \$10,000. to \$20,000. A firmer figure would be arrived at once and if the Board had chosen Land Use Consultants, Inc. to do the job.

Mr. Foglio asked for a rough estimate of the time involved when work could start and if work could proceed during the winter months. Mr. Goodnow said he would estimate it to take 6 to 8 months, he could start by October and work through the winter. This concluded the interview and the Chan. thanked Mr. Goodnow for the very informative discourse.

MINUTES

The Chmn. submitted the Aug. 6th. minutes for approval. Mr. Foglio pointed to a typographical error in the paragraph on the 80,000 sq. ft. ordinance. This was corrected. Mr. Kasprzak moved and Mr. Foglio seconded that the minutes be approved as corrected; unanimously voted.

CORRESPONDANCE

School Bus Turn-outs: A letter from the Selectmen asking the Planning Board to consider adding to its Regulations a requirement for school bus turnouts. Letter on file. To be discussed a next meeting.

Division of a parcel into 3 lots: Selectmen's letter asks the Planning Board's opinion as to whether or not Mrs. Durgin's sale of two lots and retaining the remainder for her own use is a subdivision. Mr. Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted that it is not and a letter be sent to

the Selectmen stating that such a division of land when the original owner sells two lots and retains the remainder has consistently been viewed by the Planning Board as not constituting a subdivision. Mr. Kasprzak recommended that the three precedent cases, naely, Bob Weatherly's, Tom Dumont's and Bean's be mentioned.

To Roger Elliott - Grace Period on Subdivision: Asking whether or not the Board can establish a time limit for resubmission of plans submitted during the moratorium. On file.

To Roger Elliott - re: Status of Planning Board: on file.

To 3 land use consultants - re: Interviews: E. C. Jordan, Wm. Dickson and Land Use Consultants, Inc. - on file.

STARRETT PIERCE - MR. GUEST

Mr. Guest came in during the interview with Mr. Goodnow, Rather than to detain Mr. Guest until the completion of the interview, Mr. Goodwin took Mr. Guest into an outer room and, in Bruce Woodsome's presence, informed him that the Board had ruled that Mr. Pierce's transfer of land to him did not involve the subdivision law and, therefore, Mr. Pierce could proceed. The Board does ask, although it could not require, that a restriction be placed on the deed that the parcel transferred to Guest could not be further divided within 5 years. Mr. Guest agreed that this would be done, although he said Mr. Pierce had already given him a deed, and that he would drop in at the Town Clerk's office and have her run off a copy for the Planning Board.

MR. & MRS. ERNEST KISLEY - Notice of Application to build in Saco River Corridor.

was read and placed on file. Mr. Kasprzak moved, Mr. Goodwin seconded and the Board agreed that the Code Enforcement Officer, Bruce Woodsome, be asked to obtain from the Saco River Corridor Commission a copy of the Soils Suitability Map, review the lot (#1366) and report to the Secretary, with his recommendation. The Secretary would then make the appropriate response to the S.R.C.C. The Code Enforcement Officer being present was so requested.

SOTIRIOS CHALKIDIS - Development on lot 14A, Map 9.

The Selectmen left a plan presented by Mr. Chalkidis for the Planning Board to review and determine if it comprised a subdivision. The Board found no reason why this could be considered a subdivision, therefore, Mr. Kasprzak moved, Mr. Goodwin seconded and the Board unanimously voted that the Selectmen be so advised by letter.

Town Maps

Prints being made at the Registry of Deeds. The Secretary reported that printing of these maps were to start this week.

GREEN BELT - Add to Subdivision Regulations

Mr. Kasprzak proposed an amendment to the General Requirements of the Subdivision Regulations requiring a green belt of 100 ft. on the side of subdivisions abutting Rte's 4, 5 and 202, and on Town Roads, a 50 ft. strip. Said green belt strip to be shown on both Preliminary and Final Plans. This will be brought up for more discussion.

CUL-DE-SAC

Mr. Foglio suggested that some alternate to the present form of turn-arounds in cul-de-sacs be reconsidered.

MS. DRISKO

Mr. Foglio asked if a reply had been made to Ms. Drisko's last letter asking for permission to build an addition to her cottage on Little Ossipee. The Secretary showed from the minutes that the matter was tabled pending determination of the substance of the New Shoreland Zoning to be imposed by the State. To date no information has been received. Mr. Foglio recommended that the matter be taken up at the next meeting.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

Frank R. Goodwan

Frank R. Goodwin

Secretary

Approved:





MINUTES

SPECIAL MEETING - August 20, 1975

Meeting called to order at 8:15 pm by Vice Chmn. Douglas Foglio; other members present were Raymond Kellett, Ronald Dyer and Steve Kasprzak.

TOM DUMONT

Thomas Dumont submitted a plan showing subdivision of land off Hamilton Road. Mr. Kasprzak moved that a copy of the plot of land be sent to Town Counsel Roger Elliott and that the following questions be asked (1) will the subdivision of lots 2, 3 and 4, as shown, require D.E.P. review when the plan is approved as a Preliminary Plan by the Town of Waterboro, (2) if the answer is yes, if lot 2 were enlarged so that it would be over 10 acres then lots 2, 3 and 4 would all be over ten acres, then would D.E.P. review be required and (3) if Mr. Dumont decided to give lot 4 to the Waterboro Conservation Commission as open land with the intention of selling only lots 2 and 3 would D.E.P. review then be required. The motion was seconded by Mr. Kellett and unanimously voted. Mr. Dumont pointed out that if lot 4 were turned over to the Conservation Commission, he would want to retain wood cutting privileges. Mr. Dumont was told that the Board would get an answer to him as soon as word was received from the attorney and the Board had considered it.

MINUTES

Moved by Mr. Kasprzak to postpone approval of the Aug. 14th. minutes until the next meeting. Mr. Kellett seconded and the motion was carried.

CORRESPONDENCE

Norman E. Buehne, Sr.: The Board received a copy of Mr. Buehne's application to the S.R.C.C. to construct a utility building on a lot (#68 on Town Tax Map 13) within the Saco River Corridor. Mr. Kasprzak moved and Mr. Kellett seconded that the Board issue no comment on this matter.

Wm. Dickson Assoc., Inc.: The Chmn. read Dickson's letter stating "no interest" in Waterboro's zoning ordinance efforts.

Chalkidis - West Rd.: The Chmn. read a letter from the Planning Board to the Selectmen stating that Mr. Chalkidis'

proposed development did not come under the subdivision law.

POISSON - Fish's Inn

Mr. Kasprzak moved and Mr. Kellett seconded that the Secretary inform Town Counsel by letter that the Board has received no reply of any kind to the letter sent to both Mr. Renold and Mr. Francis Poisson relative to a hearing on their expansion of Fish's Inn, enclose copies of the letters and request advice as to what the Boards action should be. The motion was unanimously carried.

DRISKO

Mr. Kasprzak moved that Ms. Drisko be informed by letter that since she is going to put in an approved sewage disposal system that she can construct an addition to her cottage, not to exceed 100 sq. ft., to the rear portion of her building without submitting any further details to the Planning Board and that she should contact the Code Enforcement Officer to get the required permits. This was seconded by Mr. Foglio and unanimously carried. A copy of this letter to be sent to the C.E.O.

ROSSBOROUGH

Chmn. Junkins has talked to Mr. Rossborough regarding the deed restrictions on the Ossipee Hill Estates subdivision by Louis Wood and Mr. Rossborough promises to give the Planning Board copies of the deeds bearing the restrictions.

STARRETT PIERCE

The matter of Mr. Pierce's sale of lots from his property on Chadbourne Hill Rd. was discussed. Mr. Kellett moved, Mr. Kaspraak seconded and the Board unanimously voted that Mr. Pierce should be warned by letter that any further subdivision of his property should meet the requirements of the Subdivision Regulations and that his failure to do so would make him liable for legal action.

SCHOOL BUS TURNOUTS

Mr. Kasprzak moved, Mr. Kellett seconded and the Board unanimously voted to reply to the letter dated Aug. 11, 1975 stating that the Board advises against bus turnouts because when a bus is off the highway its flashing red lights have no legal upon traffic and, therefore, gives no protection tochildren who may have to cross the street.

Respectfully submitted,

Frank R. Goodwin, Secretary

Approved by:





MINUTES

SPECIAL MEETING - Sept. 3, 1975

Meeting called to order at 7:30 pm by Chmn. Junkins; other members present were Steve Kasprzak and Frank Goodwin. Mr. Linsman from E. C. Jordan, Inc., Mr. Dave Haynes from Land Use Consultants and Mr. Payeur were present.

BROOKSIDE SUBDIVISION - Nolette & Paveur

Mr. Haynes representing Nolette & Payeur displayed a Sketch Plan of a proposed subdivision of some 35 to 40 acres on the south side of Buxton (Pole Line) Road, adjacent to Beaver Ridge and to the east. It would consist of 17 lots not less than 80,000 sq. ft. with one access street ending in a turn-around. The frontage of the subdivision on the Buxton Rd. is approximately 750 ft.

Mr. Kasprzak noted that there was adequate space for a 50 ft. green belt between the dwellings and Buxton Rd. and suggested that one be shown on the Preliminary Plan. Mr. Haynes said that all lots would front on the interior street and have a minimum of 200 ft. frontage except on the trun-around where it would be 50 ft. Mr. Kasprzak also suggested that a conservation easement be made along the brook between this subdivision and Beaver Ridge. It was also suggested that a small water hole be created in the brook adjacent to Buxton Rd. for a dry hydrant and that a school bus turn-around be established at this point which would serve not only the school buses but also provide access for the fire apparatus to the dry hydrant.

Mr. Haynes said he would have the boundaries flagged and notify the secretary in order that a meaningful inspection could be made. Sufficient copies of the proposal were left for each Board Member. A copy of the latest Subdivision Regulations were given to each Mr. Haynes and Mr. Payeur.

ZONING ORDINANCE

Mr. Tinsman was present to discuss with the Board the matter of providing to the Board the professional services of E. E. Jordan Co., Inc. in the preparation of a proposed zoning ordinance, particularly in the land use area. He brought with him 2 comprehensive plans which they had done, one for Buxton and one for Kittery and left them for the Board's review.

On being asked how they would approach Waterboro's case he stated that they would first take a look at the land characteristics and what there exists for land, the soils, the topography, the water resources, the watersheds, the drainage areas and things of that nature. They would use the Soil Conservation Service data to determine the soils. Definition of zones is done by references

to centerlines of defined highways, railroads, streams and other suitably permanent characteristics. Their approach, if similar to the Buxton case, would prepare a draft and meet with the Board, discuss it to determine revisions and repeat this process until a satisfactory document resulted. It could take ten to fifteen such meetings. Mr. Linsman emphasized that per-

formance standards regulating manner of use of land is more important than zonal boundaries.

To the suggestion that much of the control over land use could be accomplished by subdivision regulations, Mr. Linsman pointed that such regulations, with few exceptions, could not be hard and fast rules and, if attempted, as such, could be successfully challenged in court; they are only negotiables to be pursued with the developer.

Mr. Linsman agreed that, within two weeks, and after having given the attitude of Board consideration, he would make the Board a proposition which would outline the approach, the process and procedure and state an estimate cost and time frame.

KISLEY

Mr. Kasprzak moved, Mr. Goodwin seconded and the motion was unanimously carried that, having had the C.E.O. investigate the merits of the Kisley's building on lot 1366 in Arrowhead and finding no objectionable features, the Board having no adverse comment, notify the S.R.C.C. to that effect.

APPLICATION FORM FOR SUBDIVISION APPROVAL

The Chmn. appointed a committee of three (3) including Mr. Kasprzak, Mr. Goodwin and himself to review the sample forms for application for subdivision approval of Preliminary and Final Plans and various check lists and submit to the next meeting a first draft of such forms for the use of the Planning Board as an aid to expediting the processing of subdivision approval.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

Frank R. Goodwin

Secretary

Approved by:





Sept. 9, 1975

TO: The Board of Selectmen

FROM: The Planning Board

RE: School Bus Turn-arounds

The Planning Board has given thought to the suggestion made in your letter of Aug. 11, 1975 relative to the requirement in subdivisions, for school bus turnouts and is of the opinion that there would be disadvantages which would out-weigh any benefits.

- 1. When a school bus is off the highway, the flashing red lights have no legal meaning. This would deprive any children who might have to cross the highway of protection they would enjoy if the bus was in the highway with its red lights flashing and traffic stopped.
- 2. The turn-out area would have to be maintained by the Town in many, if not all cases.

If the Selectmen think the matter merits further disussion, the Planning Board will gladly participate.

A Goodwan





MINUTES

REGULAR MEETING - Sept. 10, 1975

Meeting called to order by Vice-Chmn. Foglio; others present were Raymond Kellett. Steve Kasprzak and Ronald Dyer.

NORTHWOOD VILLAGE

Mr. Kasprzak moved that the 500 ft. boundary of the Saco River Corridor be referred to the high water mark and that it should covenanted in each deed for lots 4, 5, 6, 7, & 8 to the effect that no structures may be built inside this boundary without permission of the S.R.C.C. It was seconded by Mr. Kellett and unanimously carried.

The revised Preliminary Plan was checked to determine if the revisions conformed to those requested at the July 24th. meeting. Referring to the list of changes outlined in Mr. Stephen Murray's letter of July 25, 1975; items 1 to 4 inclusive were satisfied; item 5 will be discussed at a later date; item 6, the culvert size should be left up to the Road Commissioner and the Street Committee; item 7, the drainage easement will be processed prior to the submission of the Final Plan and shall be shown thereon; items 8 through 11 have been taken care of satisfactorily; item 12 will be taken care of prior to the submission of the Final Plan; item 13 will need more discussion and item 14, the developer has allotted land for open space, the use of which will be discussed at a later date. With reference to the letter of July 30, 1975 to Mr. Murray, all items were taken care of.

GEORGE HUNTRESS

An on-site inspection of Mr. Huntress' proposed subdivision was scheduled for Sept. 17 at 7:00 pm. A special meeting is to be held Sept. 18th. It will start at 6:30 pm with an on-site inspection of Mrs. Remillard's proposed landscaping. The genda will be the discussion of this matter, Northwood Village and George Huntress' subdivision. Other topics which may have to be discussed will be announced.

DUMONT

A motion was made and seconded that copies of both plans which were submitted be taken to the Town Counsel, Mr. Elliott to get a legal opinion on the feasibility of a clear title on the lots that would be sold if the Board approved either plan and if it needs to go before the D.E.P.

BROOKSIDE - Nolette & Payeur

Mr. Kasprzak moved, Mr. Kellett seconded that the Sketch Plan be reviewed individually and discussed at the Special Meeting on Sept. 18th.

SUBDIVISION APPROVAL FORMS

Ron Dyer willmake sufficient copies for all and they may be picked up at his office which is open from 8:30 to 5:00. This matter will also be discussed at the Special Meeting on Sept. 18th.

MINUTES

Mr. Kasprzak noted an omission in the Sept. 3rd. minutes under Brookside in that the discussion concerning a 50 ft. buffer strip along the Buxton Road, a school bus turn-around and a waterhole for a dry hydrant.

Meeting adjourned at 10:42 pm.

Respectfully submitted,

Gardwin

Frank R. Goodwin

Secretary

Approved by:

More Sinting





Minutes

SPECIAL MEETING

Sept. 18,1975

Meeting called to order by Chairman Wade Junkins, at 7:15 p.m.; others present were, Douglas Foglio, Stephen Kasprzak and Frank Goodwin. This meeting was held following on-site inspections, starting at 6:30, of Mrs. Remillard's proposed landscaping and George Huntresses proposed subdivision.

Mrs. Remillard

Mr. Kasprzak moved, Mr. Foglio seconded and the members unanimously voted to inform Mrs. Remillard by letter that the Board had visited her lot, considered the proposed construction, regarded it as an over-all improvement, saw no way in which it detrimentally affected the appearence of the shoreline or the water quality of Little Ossipee Lake, and that the Board therefore, grants her a permit to proceed with the construction in accordance with a plan left with the Code Efforement Officer and delivered to the Planning Board; further, that she or her agent should contact Mr. Bruce Woodsome, Code Enforcement Officer, by phone, at 247-5166, telling him when the work is to start in order that he may make periodic inspections as the work progresses; further that she should be aware that the State Department of Environmental protection is concerned, under the Great Ponds Act, with such works and that, should it seem advisable she may use A copy of the Planning Boards letter in her proceedings with the D.E.P.

George Huntress

Mr. Kasprzak moved, Mr. Fpglio seconded and the Board unanimously voted to confirm the Boards comments at the site to Mr.Huntress by letter as follows: That he have the sub-division surveyed out and a plan drawn by a surveyor, that he dispense with the proposed street along the easterly and northerly sides of lot 2, relocate lot 2 to the easterly sub-division boundary taking up the 50 ft. occupied by the proposed st, add 25 ft. to the east/west dimension of each of lots 1 and 2; build the street between them but at the northerly end construct a "T" 150 ft. long in an easterly/westerly direction, overlapping lots 1 and 2, 50 feet and being 50 feet wide in which a 150 ft. long, 30 ft. wide, paved surface will be centered on the east/west centerline and at the end of the paved surfaced of the

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

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Special Meeting, Sept. 18,1975

access street. With exception of the 30 foot wideth it will be constructed in accordance with Town road specifications; further, that soil tests be made and the test locations shown on the Preliminary and Final plans. He such submit his preliminary plan and make application. He may, if he chooses, also present his final plan in as much as, if the foregoing recommendations are incorporated and all the requirements of the Subdivision Regulations in effect as of the initial introduction of the proposed to the board are met, there is a good chance that no changes will be no necessary and that the Final Plan can be approved.

NORTHWOOD VILLAGE

Mr. Kasprzak presented for discussion, a draft of a proposed letter to be sent to Mr. Harmon containing comments arising from the review of his Preliminary Plan and requested additional clarifying information to be presented and/or added to the Plan. It was reviewed and revised.

Mr. Goodwin moved, Mr. Foglio seconded and the Board unanimously voted that the Secretary send Mr. Harmon a letter reflecting the content of the revision.

Dumont

Mr. Foglio wrote a letter, adted Sept.12,1975 requesting opinions on four questions relative to the proposed sub-division. Until these opinions are received, no further action can be taken on this mater. Mr. Foglio said that Dumont's plan was at Mr. Elliotts office.

Brookside

Dave Haynes promised to let the secretary know as soon as he had the lots and roads flagged. Until then no further action can be taken on this matter. Secretary will call this to Mr. Hayne's attention by letter.

Minutes

The minutes of Aug.13 &20, 1975 were approved as submitted. The minutes of Sept. 3&10,1975 were approved as submitted.

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

Page 3

Special Meeting Sept. 18,1975

Subdivision Final Plans - Printing

The Board received from the Selectmen on July 12,1975, Purchase Order # 3295 for three prints of each Final Plan from the first plan submitted after the enactment of subdivision control to date. These were printed at the Registry of Deeds and delivered to the Board on Aug.18,1975 at a cost of \$201.00. Mr.Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted to render a bill for the \$201.00 to the Selectmen.

Subdivision Approval Forms

Mr. Kasprzak submitted a copy each of the form for "Preapplication Procedure for Subdivision Approval" and for "Application for Subdivision Approval, Preliminary Plan" with serweral proposed revisions and additions all of which met with the Board's next meeting on Sept. 24,1975.

Proposed Zoning Ordinance

Mr. Foglio suggested, and the Board agreed, that a third land use consultant be asked to discuss the zoning matter with the Board.

Mr. Foglio will gime the name of one he has in mind to the Secretary by phone.

Mill Acres - Wade Junkins

Mr. Junkins presented his preliminary plan with application fee of \$16.00 Mr. Kasprzak moved, Mr.Goodwin Seconded and the Board unaimously voted Mr. Junkins abstaining, that the boundary line of lot #3 along Roberts Ridge Road be extented along said road another 50 feet, making 75 feet in all, to a point. From this point the new boundary will extend at 90* to the Roberts Ridge Road until it meets the original boundary between lots #2 and#3, the object of this change was to permit the driveway from lot#3 to access to Roberts Ridge Road instead of Rte.5. Mr. Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted that a note be made on Plan and also covenanted in the deed for lot#3 that no vehicular access ways be allowed to Rte.5. Mr.Goodwin moved, Mr.Kasprzak seconded and the Board unanimously voted that 25 - foot green belt in its natural state on lot #3 along its entire southerly side and contiguous to the existing Rte.5 right-preway deeded to the Town of Waterboro as a conservation easement.

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Special Meeting Sept.18,1975

Mr. Kaspzzak moved, Mr. Foglio seconded and Board unanimouslyvoted that Mr. Junkins be informed by letter that his Preliminary Plan has been approved subject to the above voted changes, restrictions and requirements; further that when he submits his Final Plan with it should be submitted a copy of the deed transferring the green belt to the Town.

Next meeting scheduled for Sept.24,1975,7:30 p.m. Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Sant Ploodwin

Secretary

Approved Vice-Chairman





Minutes

SPECIAL MEETING

Sept. 24, 1975

Meeting called to order at 7:40 p.m. by Chmn. Junkins; other members present were Mr. Kasprzak, Mr. Kellett, Mr. Dyer and Mr. Goodwin. Mr. Foglio was detained but joined the meeting later. Mr. Dyer was designated by the Chmn. as a voting member. Mr. Stanley Harmon was present.

NORTHWOOD VILLAGE - Preliminary Plan Approval

Mr. Harmon presented a letter dated Sept. 24, 1975 replying to the Board's letter dated Sept. 23, 1975 to him. Mr. Kasprzak noting that Mr. Harmon's letter agreed to all the recommendations in the Board's letter and that his Preliminary Plan was in order, moved, Mr. Dyer seconded and the Board unanimously voted to approve the Preliminary Plan for Northwood Village subdivision.

MINUTES

Mr. Kasprzak moved, Mr. Kellett seconded and the Board unanimously voted to approve the minutes of the Sept. 18, 1975 meeting as written.

SUBDIVISION REGULATIONS - Revisions

Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous to defer discussion of this matter until Oct. 1, 1975 when the members will meet as a Committee to discuss revisions. In the meantime, the Secretary will attempt to organize such proposed revisions as have been mentioned. The intent is that this will be the only matter to be entertained.

HARRY RITCHIE

The Ritchie's propose to sell a second lot from their parcel on Rte. 5 retaining the remainder. Since the Board has as a matter of preedent permitted the sale of 2 lots, the third being retained by the owner, Mr. Goodwin moved, Mr. Kasprzak seconded that the Ritchies' be informed by letter that no subdivision approval will be required. The vote was unanimous. It was noted that after Oct. 1, 1975, this practice will be changed to conform to "an act to clarify the Municipal Regulation of the Land Subdivision Law", enacted by the 107th. Legislature Session and effective Oct. 1, 1975. The "Subdivision Regulations" will be so revised.

HILLVIEW - Mrs. Corchoran

The Final Plan was reviewed and several deficiencies were revealed. The permit for roads across the Central Maine Power Companies fee land specified the precise location of the roads relative to a stone wall on the westerly boundary. This was not depicted on the plan. Bearings of boundary and lot lines were missing, the ownership of the private roads was not clearly defined, some angles were not defined it.

Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous to have the 1220 ft. dimension stated by the CMP clearly delineated on the plan. With regard to the other matters, Mr. Kellett moved, Mr. Kasprzak seconded and the Board unanimously voted to request Mr. Rossborough to appear to discuss them. Items to be discussed are: (1) Private road ownership, (2) placement of iron pins at lot corners, (3) show angles of lot lines, (4) show bearings of all lot lines, (5) CMP permit for roads to be recorded and appropriate reference to it made on plan plus referred to in affected deeds, (6) remove the 40-year limitation on roads and substitute "perpetual", (7) set-backs.

DUMONT

Mr. Foglio had requested, by letter, dated Sept. 12, 1975, the advice of Town Counsel Atty. Elliott relative to whether or not Mr. Dumont's proposal was in conflict with the Subdivision Regulations or any State Statute. The Attorney's opinion that the Board can approve the subdivision subject to the approval of the D.E.P. The Board agreed that a letter be sent to Mr. Dumont requesting him to arrange an appointment to discuss the matter further.

MILL ACRES

Mr. Junkins brought in his revised Preliminary Plan for review. It was pointed out that the bearing on the boundary with Rte. 5 whould be added. Mr. Junkins will check with his attorney to determine how best the "green belt" easement should be conveyed to the Town and what sort of a note or statement should appear on the Final Plan.

Meeting adjourned at 10:45 pm.

Approved By:

Respectfully submitted,

Frank R. Goodwin

Secretary

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



MINUTES

SPECIAL MEETING

Oct.1,1975

The meeting was called to order at 7:50 p.m. by Chairman Junkins: others present were Douglas Foglio, Raymond Kellette, Ronald Dyer, Stephen Kasprzak and Frank Goodwin.

MINUTES

Mr. Kaspazrak moved, Mr. Kellette seconded and it was unanimously voted nat the minutes of the Sept.24th. meeting be approved as written.

SUBDIVISION REGULATIONS - Revisions

Almost the entire meeting was devoted to proposed revisions to the exiting Subdivision Regulations. Mr. Kaspazak submitted a list of revisions whichewas discussed at length. Mr. Kellett moved, Mr. Foglio seconded and the Boad unanimously voted to accept the following:

- (1) page 3"Official Submitted Date", shall read indentically as expressed in the Act H.P.1006-L.D. 1274; Sec.2; Amending 30 M.R.S.A., Section 4956, absection 2, paragraph C-I.
- (2) Page 4," Subdivision " shall read indemtically as expressed in the first and second paragraph in S.P. 465-L.D. 1518 amending 30 M.R.S.A. Section 4956, subdection I.
- (3) Page 4, 5.1.1, shall now read: The applicant shall schedule an appointment with the Secretary of the Planning Board to submit a sketch Plan. The Sketch Plan will be received only at a regular Planning Board meeting which is held on the second Wednesday of each month at 7:30 p.m. at the Waterboro Town Office Bldg. on Lakewood Drive off Old Alfred Rd. and only when presented with completed "preapplication for Subdivision Approval. Sketch Plan application form. (See Appendix I)
- (4) Add on Page 5, 5.1.3. which will read as did 5.1.1.

- (5) Page 5, Under Preliminary Plan and preceding 6.1.1.a note to read:
 "The Planning Board will not accept a Preliminary Plan for review until the Pre-Application prodedure has been completed:
- (6) Page 5,6.1.5. Amend the first sentence to read: "Within 60 days after formal submission of a Preliminary Plan application, the Board ------."
- (7) Page 6, Rewrite 6.1.8. to read: "The developer shall, within 7 days after submitting the Preliminary Plan, notify the abuttors, by registered mail, of his proposed subdivision. Said letter shall inform athe abutters that they have 7 days from the mailing date in which to register, by mail, with the Planning Board a request for a public hearing or comments, pro or con, upon the proposed subdivision. The developer shall at the same time, send a copy of the notice to the Board plus a list of the abuttors to whom the said notice was sent."
- (8) Page 8,Add as paragraph 6.2.2.: "Land covered by proposed subdivision shall be so marked in the field that the Planning Boafd may readily observe ocations of proposed roads and lot corners while making its on-site inspections".
 - (9) Page 9.Add to the end of the first sentence in paragraph 7.1.1.: (See Appendix 3)
 - (10) Page 10. Change "2" copies to "10" copies.
- (11) Page 11, Delete the identification "7.3.3." and add to the end of the second sentence: "And, if any lots have been sold or are under contract, written evidence shall be submitted that interested parties have consented to the proposed changes."

- (12) Page 13, paragraph 8.3 change to read: "All house lots in a proposed subdivision shall conform to any existing lot size ordinance of the Town.
- (13) Page 15. Add as paragrph 8.7: "Where a subdivision abuts or contains as existing arterial street, the Board may require marginal access Streets (streets parallel to arterial street providing access to adjacent lots), reverse frontage (that is frontage on a street other than the existing or proposed arterial street) with green strip in accordance with proposed 8.7 and 8.8 along the rear property line or such other treatments as may be necessary for adequate protection of the residential properties and to afford separation of through and local traffic.
- (14) Add as appendices to the Subdivision Regulations ?
 - A.Appendix I: Preapplication Procedure for Subdivision Approval.
 - B.Appendix 2: Application for Subdivision Approval - Preliminary Plan.
 - C.Appendix 3: Final Subdivision Plan
 Application For For Major
 Subdivision of Land-Planning
 Board of the Town of Waterboro.

D.Appendix 4.

E.Appendix 5: Receipt of Submittal.

Proposals referring to green belt and to recreational areas were deferred to a subsequent meeting. As were any additional suggestions of other members.

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

MILLACRES -Wade Junkins

Mr. Kellett moved, Mr. Goodwin seconded that the Final Plan for this subdivision and the sample deed for green belt area be approved. The motion was unanimously carried.

RACKS FOR FILE CABINET

Mr. Folio moved, Ronald Dyer seconded and the members unanimously voted that racks for the new file cabinet be purchased from the Down Maine House by the Secretary. The Secretary was also requested to have 6spare keys made for the same.

The Secretary reported that the Board had received a check in the amount of \$200.00 from the Town in payment for the prints of the subdivision Final Plans made at the Registry of deeds and that it had been deposited to the Boards bank account.

Meeting adjourned at 10:30 p.m.

Respectfully Submitted,

Frank R.Goodwin

Secretary

Approved By:

Chairman

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



Regular Meeting Oct. 8 1975

Meeting ealled to order by Chmn. Junkins at 8:10 p.m.; others present were Douglas Foglio, Raymond Kellett, Ronald Dyer and Stephen Kasprak. In attendeance were Bruce Woodsome Henry Milne, Thomas Dumont, John Rossbrough and Malcolm Roberts. DUMONT

A Plan for the subdivision of Mr. Dumonts property adjacent to Mountain View development was presented. It was comprised of 4 lots. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that the plan would be approved subject to D.E.P. approval.

MALCOLM ROBERTS

Mr. Roberts had petitioned the Board for a permit to tear down an existing structure located approximately 15 ft. from the N.H.W. mark of Little Ossipee Lake and to construct a new cottage with cellar 45 feet from the N.H.W.Mr.Kaspazak moved, Mr.Kellett seconded and the Board unanimously voted to issue the permit. The Secretary was so, instructed. Mr. Roberts had submitted a plan of his lot on which was a proposed layout of structures. This will remain a part of these minutes.

HILL VIEW -Mrs.Corchoran

Mr. Rossbrough agreeded to the following changes and/or additions to the Final Plan:

- 1. Note that Roads to be deeded to lot owners who shall be responsible for their up-keep.
- 2. Pins will be placed and shown at all points of angle of lot lines.
- 3.All angles shall be noted in degrees.
- 4.a copy of the C.M.P.Co. permit for crossing under power line to be filed and referred to on plan.
- 5. The 40 year limitation on road maintainance to be changed tp "perpetual?
- 6. Set back for all structures to be a minimum of 150 ft. from all lot lines.

It was moved by Mr. Kaspazak, seconded by Mr. Foglio and

unanimously voted that the Final Plan will be approved subject to the above changes and additions.

OSSIPEE HILL ESTATES - Louis Wood

Mr.Rossbrough brought in a sample deed showing the deed restruction relative to further subdivision of lots. The deed being satisfactory Mr. Kasprzak moved, Mr. Dyer seconded and the Board unanimously voted to release the previously approved Final Plan to Mr. Rossbrough for regestering. Mr. Rossborough is to provide the with prints of it.

SUBDIVISION REGULATIONS -Revisions

Mr. Kellett moved, Mr. Kasprzak seconded and the motion was passed by a vote of 2 to 1 to add to the regulations as paragraph 8.1.5 the following:

of land for parks and/or recreational purposes would be inappropriate, the Board may waive the requirement of land reservation on the condition that the subdivider (applicant) deposit a cash payment in lieu of land reservation with the Town Clerk. Such payment shall be placed in a trust fund to be used exclusively for the purchase and development of Neighborhood sites for Parks, Playgrounds and other recreational purposes. The amount of such payment shall be \$100. for each lot approved on the Final Plan.

It was voted to add as 8.7:

If the proposed subdivision abuts Routes 5 or 202 or 4, and all satate-aid roads, a strip of land not less than 25 feet and not more than 100 feet in width adjacent to said highway and running along said highway may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area. (A conservation easement may be conveyed to the Town of Waterboro over said strip). Said green belt shall be shown on the Preliminary and Final Plans.

It was voted to add as 8.8:

If the subdivision abuts a Town road, a strip of land not less than 25 ft. or greater than 50 ft. in width and adjacent to said road and running along said road may be required to be set aside as a green belt, and the developed shall submit provisions for maintaining this area (a conservation easement may be conveyed to the Town of Waterboro over said strip). Said green belt shall be shown on Preliminary and Final Plans.

D.E.P. - Letter proposed by Mr.Foglio

It was moved by Mr.Foglio , seconded by Mr.Kellett and unanimously voted that the letter proposed by Mr.Foglio, after, having been approved by the Town Counsel, be sent to the D.E.P. or appropriate agency. The purpose of the letter is to expedite the processing of applications affected by the Shoreline Zoning Ordinance.

WADE JUNKINS

Chairman Junkins gave notice of his resignation from the Planning Board effective immediately. Mr. Junkins had served conscientiously for over 7 years.

Meeting adjourned.

Respectively Submitted,

Frank R. Goodwin, Secy.

Approved by:

tract shot ,54 New Cottege 34.0×3C BAC CET 8. Le with minets oct 8, 1975 oct 8, 1975 Motion Made Br S. Kasprazac Secended By Kellet & Approved to Allow Malcolm Roberts to teardow And Build a New Cottage on His Existing Site Nalcolm Roberts -Asperty wonts New Cottage





Minutes_

Special Meeting , Oct. 22, 1975

Meeting called to order at 7:15 p.m. by Vice Chmn. Foglio; others present were Ronald Dyer, Stephen Kasprzak, and Frank Goodwin. Also attending were Henry Milne and his surveyor John Large, Stanley Harmon and Courtkand Alexander. Mr. Kasprzak and Mr. Dyer were empowered to vote.

DUMONT

Mr. Large presented a Final Plan on Mylar showing four parcels of land. The parcel previously sold to and developed by Henry Milne and known as Mountain View was identified as Lot 1; Two other lots were identified as lots 2 and 3 and a third lot was not identified. It was agreed that lot 1 should be identified only as Mountain View Subdivision and the book and page numbers noted, that the lot not identified be aalled Lot 1 making 3 lots in all.

Owing to the fact that the processing of this application had, due to a misunderstanding, been delayed.Mr.Dyer moved Mr.Goodwin seconded and the vote was unanimous to accept this plan as the Final Plan and to approve it subject to the above stated changes and without any reference to D.E.P. approval. The possiblity of the D.E.P. being concerned was fully discussed and this wasregarded as the responsibility of the applicant. Mr.Kaspraak moved, Mr. Goodwin seconded and the vote was unanimous that the Boards requirements for "linen" be waived and that, in this case, the Mylar be accepted. The signatures were af fixed to the plan and Mr.Large agreed to make the required changes and leave 5 prints of the corrected plan with the Town Cleck.

NORTHWOOD VILLAGE Harmony Homes

Mr. Harmon presented the Final Plan linen along with 6 prints plus copies of the deed for drainage rights across the Day property and an easement to the lot owners across the Day property to the recreation area.Mr. Harmon requested an

onsite inspection. The Chmn. told Mr. Harmon that the plan would be examined forthwith and that Mr. Harmon would be informed of the inspection date. (The date was later set for Monday Oct. 27 at 4430 p.m. to meet at the site) Mr. Harmon will be notified by mail.

MINUTES - of Oct 8, meeting Corrections and approval:
Dumonts application: Mr. Kaspæaak called attention to the fact
that when a suitable Final Plan was presented it would be
approved subject toD.E.P. approval and that the minutes
should be so changed.

Corchoran Final Plan: Mr. Kasprzak pointed out that it was agreed that the 40 year limitation on road maintainance would be changed to "perpetual" and that the set-back from all property lines should be 150 ft.

Ossipee Hill Estates: Should be changed to read: The deed being satisfactory, Mr. Kasprzak moved, Mr. Dyer seconded and the vote was unanimous to telease the Final Plan to Mr.Rossborough for registering. Mr. Kasprzak moved, Mr. Dyer seconded and the Board unanimously voted that the minutes for the Oct. 8, meeting with the above corrections, be approved.

STIMSON-Activity off Old Alfred Rd.

Chmn. Foglio will contact the Code Enforcement Officer to acertain the character of the work being carried on here. SUBDIVISION REGULATIONS - Revisions

Mr. Kasprzak moved, Mr. Dyer seconded and it was unanimously voted that all proposed revisions to the Regulations be typed and sent to the Town Council for review and comment as regards to their legality.

TREASURERS REPORT

Mr. Goodwin reported that the balance as of Oct.1,was \$869.85 Mr.Kasprzak moved,Mr.Dyer seconded and the vote was unanimously voted to approve the report.

BILLS

Mr.Goodwin presented a sales slip made out to him from Radio Shack for tapes in the amount of \$12.54 which he paid and requested the Board's approval for reimbursement/Mr.Kasprzak moved,Mr.Dyer seconded and the Board unanimously voted that all bills to be paid by th P.B.be approved by the Board and signed by the Chmn.

Page 3.

ELECTION OF NEW CHAIRMAN

Vice Chmn. Foglio recommended that the election of a new chairman, the former one having resigned from the Board, be deferred until a full board is appointed. The Board agreed.

Meeting adjourned.

Respectfully Submitted,

Frank R. Goodwin, Secy.

Approved by:

tent !

Sougho C Hoghi





MINUTES

Special Meeting, Nov. 5, 1975

Meeting called to order by V.Chmn.Foglio at 7:40 p.m.;
Others present were newly appointed members, Roanld Dyer
and Sheryl Smith, Stephen Kasprzak and newly appointed
associate member Philip Gardner- Daniel Willett represented the Board of Selectmen. Sheryl Smith and Philip Gardner
were welcomed as a new active board member and associat e
member reapectively. The Chmn authorized both Stephen
Kasprzak and Philip Gardner to vote filling the two absences

MINUTES

Upon the motion of Stephen Kasprzak the minutes of the October 22 meeting including the corrections were unanimously approved.

NORTHWOOD VILLAGE- Final Plan

of Messrs. Kellett and Goodwin.

Chmn. Foglio reported that he and Mr. Goodwin appeared at the scheduled on-site inspection on Oct. 27. After the completion of the inspection Courtland Alexander, representing Harmony Homes, Inc. was requested by Chmn. Foglio to establish a drainage easement in the vicinity of lots 7.8 & 9 to take care of the run-off in that area, and to affix the number "6" to lot #6 which had been inadvertenly overlooked. The Plan in hand should that these requirements had been met. Copies of the D.C.T. permits for entrances to Rte.5 and culvert installations were also received at the on-site inspection Chmn. Foglio and Mr. Goodwin, due to the lateness of the season, agreed to and did give Harmony Homes permission to complete grubbing out the road and starting the installation of the base. Ordinarily this would not have been given until the Final Plan had been approved. Mr. Alexander was reminded to notify the Town Officials, by letter, of the intended starting date of the above construction. The Final Plan was reviewed' and was found to meet all previous requirements. The deeds for drainage easements had not been signed. Mr. Dyer moved

1 3/7 SS.

that the Plan be approved but turned over to Harmony Homes only after the deeds had been signed. The vote was 3 favorable and one abstaining.

CONFLICT OF INTEREST

The question arose as to whether or not a Board Member, being a contractor and being involved in a project. The Paln for which is being considered, should vote on the approval and/or sign the Plan. After discussion Mr. Gazdner moved that each member of the Planning Board(present and in favor) will sign the Plan according to his own disposition. Mr. Kasprzak seconded it and the vote was 3 in favor and 1 abstaining.

NUGENT-Power Permit

SOIL SURVEY

Mr. Kasprzak moved, Mr. Dyer seconded and the vote was unanimous that a letter be sent to the Selectmen asking them to make a request to the Soul Conservation Service to complete the Medium Intensity Soil Survey of the Town the urgency for which is the necessity for land use regulation due to the existing and imminent development in the Town.

MEETINGS

Adisscussion regarding meetings for the near future resulted in a decision to held one on Dec.3 at which Wright, Pierce, Barnes & Wyman would be asked to appear to familiarize them with our problem. The other propective land consultants would be asked to appear on the following two Wednesday Nights. The Secretary is to make these arrangements.

SEWALL

Dan Willett inquired if the Board had discussed the land use planning with Sewall. Since it had not ,Mr.Kaspræak offered to discuss the possibitity with them and report back to the next meeting.

UNDERGROUND CABLES and ST.LIGHT POLES

Dan Willett suggested that the Board look into the matter of underground power cables in new developments and the matter of the developerproviding street lighting poles. To be discussed at a future meeting.

Next meeting Nov.12,1975

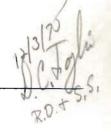
Meeting adjourned.

Approved by:

Respectfully Submitted,

Frank R. Goodwin, Sec.







Regular Meeting, Nov. 12, 1975

Meeting called to order by Chmn. Foglio at 7:40 p.m.; others present were Raymond Kellett, Ronald Dyer, Sheryl Smith, Philip Gardner and Frank Goodwin. George Huntress was present with his Preliminary Plan.

HUNTRESS - Wild Acres

Review of the Preliminary Plan showed it to be acceptable with the exception of the name of the developer on land he owned abutting the sub-division. This was added in ink on all copies and on the linen. Mr. Kellett moved and Mr. Goodwin seconded that the Preliminary Plan be approved. The vote was unanimous. Since Mr. Huntress had his Final Plan linen with him and it was identical to the Preliminary Plan just approved (with the addition on it of his name as an abuttor) this being the case Mr. Kellett moved and Mr. Dyer seconded that the Final Plan be approved. The vote was unanimous. Mr/Huntress promised to provide the Board with 10 white background prints of the same.

BILLS

Upon a motion by Mr. Kellett, seconded by Mr. Dyer the payment of the followingbills was unanimously voted:\$36.25 to Down Maine Office Supply for file separators, and reimbursement to Mr. Frank Goodwin of \$3.90 which he paid to Springvale Hdwr.CO.Inc. for 6 keys for the new file cabinet.

CORRESPONDENCE

A letter from Elizabeth Corcoran asking the Board to let her know when her Final Plan for Hillview is approved.

Aletter from Mr. Large stating that Mr. Dumont suggests the name of "Stafford Field" for his resent subdivision.

A notice from Dr.Peter Davis , Hanover, Mass. of his application to the S.R.C.C. to build in Arrowhead.

A notice from Glen and Ruth Evens, Boxford, Mass. of similar nature.

A copy of a determination by the S.R.C.C. relative to application #09-002 proposing the installation of underground cables and overhead crossings of the Saco River by the Standih Tel.Co. granting the application,.

TREAS. REPORT

The Treasurer reported that the Nov.1,1975 balance was \$857.30 The report was unanimously accepted after being moved by Mr. Kellett and seconded by Sheryl Smith.

BY LAWS

Mr. Goodwin moved that the Chmn. Appoint such committee as he deems necessary to draw up a set of proposed by-laws and to report back to the Board at the December Regular Meeting on Dec. 10,1975. Miss Smith seconded it and it was unanimously voted. Mr. Gardner volunteered to serve and the Chmn. appointed him as a committee of one.

ELECTIO OF OFFICERS

Adiscussion of this matter ended in a motion by Mr. Kellett that the Board elect new members to fill the offices of Chairman, and Vice Chairman and that a new office of Assistant Secretary be instituted and elected and that theeterms of all such elected officers shall terminate as of April,1976 at the regular meeting. It was seconded by Mr. Goodwin and passed unanimously. Mr. Dyer nominated Douglas Foglio for Chairman. Mr. Kellett moved that the Nominations close and that the Secretary be empowered to cast one vote slecting Mr. Foglio as Chairman. Mr. Goodwin seconded it and it was unanimous. The Secretary cast the required vote.

Mr. Kellett nominated Ronald Dyer as Vice Chairman and Mr. Goodwin seconded the nomination. Miss Smith moved and Mr.

Kellett seconded that the nominations cease and that the Secretary be empowered to cast one vote electing Mr. Dyer as Vice Chairman. It was unanimously voted. The Secretary cast the required vote.Mr. Kellett nominated Sherÿl Smith as Assistant Secretary, Mr. Dyer seconded the nomination. Mr. Dyer moved that the nominations cease and that the Secretary be empowered to cast one ballot electing Miss. Smith as Assistant Secretary.

TELEPHONE CALLS- Reimbursement

Mr. Dyer moved , Mr. Kellett seconded that members be reimbursed for the cost of all toll calls made on Planning Board Business. The vote was unanimous.

S.R.C.C.

Secretary to write to S.R.C.C. enclosing a copy of two notices of applications from Bonnie Brae Developers Inc. calling attention to necessity for the applicant to send Planning Boards their copy in time for the boards to comply with the 14 day time limit.

HILLVIEW- Miss. Corcoran

Mr. Kellett moved and Mr. Dyer seconded that the Final Plan for Hillview; The vote passed unanimously.

NORTHWOOD VILLAGE-Harmony Homes

The Chmn. reported that, on Nov.7,1975 at about 10:30 a.m. Courtland Alexander acting for Harmony Homes Inc., brought in the drainage easement that the Board requested and that he the Chmn., gave him the Northwood Village linen and one signed copy for the Pwr.Co. Mr.Courtland requested that more copies be returned to him for photostating and that he will return to the Board whatever it requires.

The Board decided that Mr. Alexander could receive all but one of the orginal plans and that he should provide the Board with 10 new copies.

Meeting adjouned, next meeting scheduled (at Nov. 5 Mty.) for Dec. 3, 1975

Respectfully Submitted,

Frank R. Goodwin, Sec.

Approved by:



TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

Nov. 12, 1975

To Those Concerned

The Waterboro Planning Board, due to unusual turnover in membership, found it necessary at its regular meeting on Nov.12,1975, to elect a Chairman and Vice Chairman. It also elected an Assistant Secretary. The Officers and members as of this date are:

Douglas Foglio,
Ronald Dyer,
Frank Goodwin,
Sheryl Smith,
Raymond Kellett,
Stephen Kasprzak,
Philip Gardner,

Chairman
Vice Chairman
Secretary/Treasurer
Assistant Secretary
Member
Assoc. Member
Assoc. Member

TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting, Dec. 3,2975

by Chmn. Foglio,

Meeting called to order at 7:25 p.m.; others present were Sheryl Smith, Ronald Dyer Philip Gardner, Raymond Kellett and Frank Goodwin.

MINUTES

Mr.Dyer moved that the Minutes of Nov.5. and Nov. I2, meeting be approved as presented. Sheryl Smith seconded and the vote was unanimous.

Report from Bylaw Committee

Mr.Gardner said he will submit his rough draft at the Dec. IOth. meeting.

Chmn. Foglio spoke to the Selectmen on this matter, they are in agreement

that the Planning Board should have by-laws by which to conduct themselves.

Brookside Subdivision- Nolette & Payeur

An on-site inspection was set for Sat., Dec. 6 at 9:00 a.m. Several members would make their inspection before this date. Ronald Dyer was entrusted with the plans.

William JacDonald-On Land Planning & Zoning

On the request of Mr. Goodwin, Wright, Pierce, Barnes and Wyman sent Mr. MacDonald to speak with the Planning Board. It was made clear that he is an
individual who works for them on occasion, but is not associated with them.
He also made it clear he would like to work with us as an individual. Mr.
MacDonald would do the layout plan for our land planning and zoning needs.
He also recommended we hire a regular Soil Scientist or Soil Geologist to
do the Soil work. It was decided we should contact a Soil Geologist and find
what needs to be done.

DINNER

It was decided we would meet at the Red Coach, Sat., Dec. 12th. at 7:00, for a night out together. Mr. Dyer suggested inviting past Chmn. Gannett and Junkins. Chmn. Foglio will contact them.

Next meeting

Dec. IO, 1975

Meeting adjourned.

Respectfully Submitted,

Sheryl Smith

Assit. Secretary

Approved by





MINUTES

Regular Meeting Dec. 10, 1975

Meeting called to order at 7:30 p.m. by Chmn Douglas Foglio; others present were Ronald Dyer, Steve Kasprzak, Frank Goodwin, Philip Gardner, and Sheryl Smith. Guests present were Fire Chief Lawrence Morrill and David Hayes from Land Use Consultants. Mr. Payeur was present with his Preliminary Plan for Brookside Estates. Philip Gardner was authorized to vote.

MINUTES

Minutes of the Dec. 3, meeting were passed out and will be approved at a later meeting.

TREAS. REPORT

The Treasurer reported that the Dec. I, 1975 balance was \$853.41. Ronald

Dyer moved and Philip Gardner seconded that the Treasurers report be accepted

as read. The vote was unanimous.

BROOKSIDE SUBDIVISION-Nolette & Payeur

It was decided that Fire Chief Morrill, Developer Payeur and Mr. Haynes meet at the site and find the most efficient way to install a dry hudrant. They will inform us of their conclusions. Steve Kasprzak moved and Philip Gardner seconded that we send a letter to the Fire Dept. asking them to work up specifications for dry hydrants. The vote was unanimous.

- Sugestions: I. That a consrvation easement to the brook be deeded over to the Town.
 - 2. That a mound be left in its natural state in the center of the cul-de-sac.
- 3. That no entrance or exits shall be made from lots I and I9. Steve Kasprzak moved and Frank Goodwin seconded that if D.E.P.accepts the soil work done on this project that we also would. The vote was unanimous.

Steve Kasprzak moved and Ronald Dyer seconded that we start using a Receipt of Application for Subdivision Approval. The vote was unanimous. Mr. Payeur was given a receipt for his Preliminary Plan on Dec. IO, 1975. Steve Kasprzak moved and Philip Gardner seconded that we waive the requirements that the Preliminary Plan be drawn on a seal of I[®] - 60'(Sec. 6.2.I) and accept the I[®] - IOO' as drawn. The vote was unanimous. Frank Goodwin moved and Philip Gardner seconded that we waive the requirements that cul-de-sac roads not exceed 600' in lenght(Sec.9.3.I.6) and accept the 2IOO' &/- as proposed. The vote was unanimous. Land Use Consultants; Mr. David Haynes wrote a check for the Preliminary Plan in accordance with Subdivision Procedure 6.I.2 for \$55. for a I9 lot subdivision known as Brookside Subdivision. Ronald Dyer moved and Sheryl Smith seconded that Brookside Subdivision be informed their Plan as submitted Dec.IO, I975 was incomplete and we have placed it on the adgenda for Jan.7,I976 and they should provide the needed information at that time. The Vote was unanimous.

BY-LAWS

Mr. Gardner presented a rough draft of By-Laws . It was decided we would discuss them at a latter date.

NEXT MEETING

Jan. 7,1975 at 7:30 p.m.

Meeting adjourned.

Respectfully Submitted:

Frank R. Goodwin

Secretary

Approved By

Report of the Planning Board

The Planning Board, during 1975, suffered a complete turnover in its personnel with the exception of one member, It started the year with five members but by November 5, it was up to a full complement of five members and two associate members.

It held 37 meetings, two hearings on a proposed zoning ordinace, a hearing on each of a revised Comprehensive Plan, revised Subdivision Regulations and the ditrict - ing of the Saco River Corridor, approved six subdivision plans containing, in all, 51 lots and 175 acres and made five on-site inspections.

At the last meeting in July 30, after a lengthy discussion, it was decided that the members of the Board, as competent as they might be in their own pursuits, lacked the expertise necessary to zone the Town in accordance with accepted land use standards and that to do so could result in serious errors of lasting undesirable effect upon the development of the Town.

Accordingly, the Board decided to investigate the possibility and cost of obtaining the assistance of a qualified land use consultant. It contacted three such firms, requesting proposals and estimated costs and is now at the point of discussing these proposals with each preparatory to making a selection. It is understood that these preliminaries are to be at no cost to the Town and that no firm can be retained with out an appropriation of the necessary funds by the Town.

The Planning Board has up until now, operated without By-laws. It now has, under advisement, a first draft and expects to adopt By-laws early in 1976.

Respectfully submitted

Douglas Foglio , Chairman



\$248.28



Planning Board - Financial Report for 1975

Balance on hand, Jan. I, 1975

Receipts

Received from Town of Waterboro- Appropriation	900.00		
Received from Town of Waterboro- for Subdiv.Plans	201.00		
Received from Subdivision Fees	59.00		
		I408.28	
Disbursements			
To Down Maine Supply - Office Supplies	78.04		
To Day's Jewelry - Tape Recorder	35.00		
To Radio Shack - Tapes and Microphone	70.25		
To Loring Short & Harmon - Map Measure	2.63		1.
To Portland Press Herald - Advertisements	44.00		
To Sanford Tribune - Advertisement	12.30		
To Town of Waterboro - Transfer of SubdivisionFee	59•00		
To Southern Maine Reg. Planning Comm Printing	24 • IO		
To Postmaster - Postage	38.90		

591.12

Balance on Hand , Dec. 31 , 1975

To Register of Deeds - Filing Fee

To Springvale Hdwe - Keys

To Casco Bank Serv.Chg.

To Register of Deeds - Subdivision Plans

\$817.16

IO.00

201.00

3.90

12.00