

MINUTES OF WATERBORO PLANNING BOARD MEETING
June 11, 1968

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Continued)

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

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

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

Respectfully submitted,

Harry A. Zanni
Secretary

HAZ/m

cc: M. Daney
N. Taylor