

SPECIAL MEETING OF THE WATERBORO PLANNING BOARD  
Held August 27, 1968

All Board members were present

The purpose of this meeting was to review the Zoning Laws of the town of Limerick, and to use them as a guide, or reference, with modifications, in an effort to formulate Zoning Laws and/or Town Ordinances which would be for the best interests of the Town of Waterboro.

The Secretary distributed copies of maps of the town of Waterboro for the purpose of establishing districts.

The Articles discussed, and the considerations made are as follows:

Article I    PREAMBLE

O.K. as is except for possible up-dating of revised statutes.

Article II   ESTABLISHMENTS OF DISTRICTS

Change item #1 to read "Residential District Zone"

Change item #3 to "Residence, Rural, Farm and Forest District Zone"

Article III   DEFINITION

Section I to be modified.

Article IV   GENERAL PROVISIONS

Add provision that all open wells must be properly covered, or filled in.

Article V    RESIDENTIAL DISTRICT

#8 - change to 150' minimum frontage x 200 ft. minimum depth.

#9 - Minimum land area 30,000 sq.ft.

Article VI   SINGLE FAMILY SEASONAL RESIDENCE DISTRICT

O.K. except further consideration on

#5 - "Side lot and front lot set back" etc.

#7 - Change to read...."Residence, Rural Farm and Forest District"

Article VII to read RESIDENCE, RURAL-FARM-FOREST DISTRICT ZONE

These areas to include trailers?

At this point, Mr. Norman Taylor entered the meeting and submitted the surveyor's drawing of the Lake Sherburne Development, which had been submitted to and approved by the Board of Selectment.

Mr. Taylor asked the Planning Board to consider the plan and return the drawing to Mr. Cameron of Newfield, who is the owner and developer of that area.

When the plan was later reviewed by the Board, it was noted that although all of the proposed lots met the sq.ft. area requirements, there were seven (7) lots with only 75' frontage on the water.

Whereas the new proposed Zoning laws of the town will require a minimum of 100' frontage, the Board requested that the Secretary send a letter to Mr. Cameron informing him of this fact, and ask if he might consider changing the 75' frontage lots to 100' frontage, and to invite him to attend the next regular meeting of the Planning Board, scheduled for September 17, 1968.

This letter was sent to Mr. Cameron on August 28, 1968.

Selectman, Mr John Smith, entered the meeting and with Mr. Norman Taylor reported a request by taxpayers on a piece of private road which runs off of Middle Branch road to be given to the town, and requested that the town put in a good road in that area.

It was suggested by the Board that the selectmen get information from the State, in writing, to determine if the State aid money could be obtained for this purpose, if the town did accept this road. Also, that a warrant would have to be presented at the town meeting asking for appropriations for this purpose.

Respectfully submitted

*Harry A. Zanni*

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Secretary