

# MEETING OF PLANNING BOARD

With Town Attorney, Mr. Harold Carroll  
Board of Selectmen and Bldg. Inspector  
Held in Biddeford, Sept. 18, 1968

This meeting was scheduled in an effort to gather information and legal advice relative to problems that exist in the Town of Waterboro.

The following is a brief summary of the points discussed and the action that can or should be taken, according to Mr. Carroll.

Problem areas include: Junk cars, old buildings or other conditions that constitute a public nuisance, fire hazards, safety hazards, health hazards, etc. The problem of trailers and trailer parks was also discussed, as well as other provisions of the Waterboro Building Code.

In regards to violations of the Building Code, Mr. Carroll advised that the Building Inspector should:

1. Notify the builder to stop working on the building if it does not meet requirements of the building code.
2. Notify owner of property by registered mail (return receipt requested) of each violation and time allowed to conform to building code.
3. Keep a copy of notice for his record and forward a copy to Board of Selectmen.
4. If violation is not corrected, Board of Selectmen can start injunction proceedings.

This procedure should be followed for each violation.

The Building Inspector can condemn a building if it does not conform to building code standards.

The Health Inspector can condemn a building if it does not meet standards of plumbing code, or the Board of Selectmen can ask the state department to inspect if a local Health Inspector is not available in the town.

The Town Constable can and should enforce town laws and ordinances (i.e., disturbing the peace, trespassing, etc.).

A special police officer can be appointed by the Selectmen to maintain law and order, either full or part time.

Mr. Carroll informed the group that there has been a recent revision in the state laws relative to trailers, and trailer parks. He advised us to update our present building code which covers trailers, and to distinguish between "travel trailers" and house trailers or mobile homes.

He also said that if there is no area available in the town for trailers such as a public trailer park, then the town should provide such an area for that purpose in order to control trailers in town. Without either, the town cannot stop trailers from coming into town, unless we have Zoning laws to control areas that may be used for trailers.

A trailer parking area may be established by the town without Zoning laws by providing a municipal lot. All trailers then could be directed to that area.

Respectfully submitted

*Harry A. Zanni*  
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Secretary