

PLANNING BOARD MEETING
Held with Mr Franklin A. Milliken of the State
Planning Commission Office
SEPT. 19, 1968

The purpose of this meeting with Mr. Milliken was to get information and guidance to help the Planning Board in formulating a comprehensive plan designed for the health and safety of the Town of Waterboro, in view of the rapid development of this area.

The Lake Arrowhead Development, in Limerick, which eventually will affect Waterboro, as well as the many smaller developments along our lakes and the ever increasing number of trailers, and need for trailer park areas, etc., has made it imperative that some immediate steps be taken to control and direct this growth in order to preserve and protect the health, safety and economy of our community.

The first question asked of Mr. Milliken was whether he knew of any distinction between a "travel trailer", a "mobile home" and "house trailer". He said that they are all classified as "trailers" and the only distinction he would make was that a "travel trailer" is one that is commonly hauled by a car without need for special road permit because of size and usually is used for temporary housing of relatively short durations, while a "house trailer" or "mobile home" is designed to hook up to outside services, such as septic tanks, water supply, power, etc., and usually are located more or less permanently on a site. They are usually 8' wide so would require a special permit to be hauled over the highways. The living quarters are usually 400 sq.ft. or more.

A travel trailer should be limited to a specific duration of time in the town, and should require either a permit or notification to the Board of Selectmen, on the first day of stay so that the time limit can be enforced.

House trailers or Mobile homes would be controlled by the building code.

Mr. Milliken advised that an area be provided by the town or a private owner to accommodate trailers, because without Zoning Laws to control trailers the town could not refuse to let a trailer in town. The town can provide an area for trailers without Zoning laws, however.

He also confirmed our understanding that the Planning Board as such has no authority to enforce or make laws, but it is our responsibility to suggest and recommend any action we feel is for the best interests for the safety, health, welfare and economic development of the community.

Mr. Milliken advised that the Planning Board members be duly sworn in as such by the Town Clerk, to avoid the possibility of having our authority challenged on matters that are relative to our function as a Planning Board. For example, a sub-division approval by the Board could be challenged if the members were not "duly authorized".

On the matter concerning the Acecapaders private trailer park, he advised that the representatives of the Acecapaders get together with the neighbors and try to work out an agreement with each other.

On the questions of procedure, etc., on formulating Zoning Laws or Ordinances, he made the following observations:

1. We should engage the services of a certified consultant.
2. Federal aid money is available for this type of project through the "701" program, which represents about 2/3's of the total cost

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3. There is a State Fund that will supplement a portion of the cost
4. The cost to the town would be approximately 25% of the total cost.
5. An approximate figure for Waterboro would be \$10,000 of which the town would pay \$2,500.00.
6. The Regional Planning Commission may soon be able to help on the consulting.
7. Consultant's services would include field work, reports on population trend, school enrollment and potential growth, present school facilities, potential industrial development, recreational development, residential, etc. Other public facilities that will be required, etc.
8. We may be able to combine our efforts with several surrounding towns that are also contemplating such a plan, thereby bringing the town's cost even lower.
9. If and when the town decides to take definite action, all that is necessary is
 - a. Appropriate money
 - b. Write to State Department of Economic Development asking for assistance and stating that the money has been appropriated for this project.
 - c. Engage services of a consultant. The firm of Mr. William Dickson was recommended by Mr. Milliken.
10. The discouraging part of this program is that it would take approximately 1 year to get all the paper work and red tape, and about another year to do the job, which means it would be approximately two years to become effective, after approval by the town.

Mr. Milliken advised that we should consider revising our present Building Code to take care of some of the immediate problems that the town is faced with because this action can be taken almost immediately, since we already have a building code. A public hearing would be required before any voting can take place.

Notes A - "Zoning" covers use of land
B - Building code and ordinances cover public safety
C - Plumbing code covers public health.

Examples of "Limitations" suggested for building code, to be considered, were

1. Lots sold, not on accepted public way, must be not less than 30,000 sq.ft.
2. Lots sold on an accepted public way must be not less than 15,000 sq.ft. or 20,000 sq.ft.
3. No construction should be less than 25 ft. from any boundary line.
4. Distinguish between travel trailer and mobile home or house trailer.,
etc. etc.

Mr. Milliken also advised that the selectmen bring an injunction against development owners, who are selling or have sold lots under the 15000 sq.ft. state law requirements and to stop further sales of lots, etc.

In closing, a question was asked about the cost of a sewerage disposal system for the town, to which Mr. Milliken replied that the town's share of the cost would be about 20% of the actual.

Respectfully submitted

Harry A. Zanni
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Secretary

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