

WATERBORO PLANNING BOARD
Minutes of Meeting held January 22, 1969

(Meeting of Dec. 17, 1968 cancelled due to illness)

All regular members were present ~~except~~ Mr. Fred Fay. The two alternate members were also present.

The minutes of the last meeting (November 19, 1968) were read by the secretary and accepted by the Board as read.

The Board of Selectmen were not notified of this meeting in time ~~so~~ were not present. However, Mr. Norman Taylor, Chairman of the Board of Selectmen, did appear during the meeting and presented the official "Certificate of Appointment" to each member present.

The Planning Board members had been asked at an earlier date, to review the present "Waterboro Building Code" and come to this meeting prepared to present any suggestions they might have with regard to revisions, etc., that would better serve the Town of Waterboro in the areas of health, safety and economy.

After much discussion on a number of the provisions in the present Building Code it was unanimously agreed that in view of the rapid growth and development of this area, and the increasing danger of pollution of our ponds and streams, it is imperative that the following changes be adopted as soon as possible to take care of some of our immediate needs, until a more complete and comprehensive plan can be considered for the future.

The Planning Board unanimously agreed that the following proposed changes be considered at a public hearing to be held for that purpose as soon as legal procedure will allow.

See Proposed Changes on attached sheet

The next regular meeting of the Planning Board is scheduled for Feb. 18, 1969 at the Rollins Solution Office, at 7:30 P.M.

The Board of Selectmen are invited to attend this meeting.

Respectfully submitted

Harry A. Zanni
Harry A. Zanni
Secretary

PROPOSED CHANGES

Change #1: Change Section 4, paragraph (e) to read..."For each building permit that is issued for 'new building' construction, a fee of five dollars (\$5.00) shall be paid to the inspector of buildings upon the issuance thereof. For all other building permits as required in Section 4 (a) a fee of two dollars and fifty cents (\$2.50) shall be paid to the inspector of buildings upon the issuance thereof."

Change #2: Section 4, add new paragraph (f)..."A building permit shall not be issued by the inspector of buildings until percolation tests have been made on the proposed building site, to determine the adequacy of soil for drainage purposes. If test results do not meet minimum requirement of the State of Maine Dept. of Health and Welfare, then a building permit will be denied unless an approved, self-contained, sewage purification system shall be installed."

Change #3: Section 5 (a)... change "seven" to "twenty" feet. Delete "until written consent therefor...etc. "

Change #4: Section 5 - add new paragraph (b) "A building or other structure shall not be constructed on waterfront property having less than 100' of water frontage, (measured in a straight line at high water level) or having less than 15,000 sq.ft. in area."

Change #5: Section 5 - add new paragraph (c) "Waterfront lots shall not have more than one (1) dwelling, nor accommodate more than two (2) families on any one lot that is of minimum size as described in Section 5 - (b) above."

Change #6: Section 10 (c).....Delete paragraph (c) as this is a repetition of Section 9 (d)

Change #7: Section 16 (b) - insert "in any calender year" (line 4)
add - " Said householder must submit written evidence of permission including trailer registration number and state, date of arrival and duration of visit, to the building inspector who will keep records and report violations to the Board of Selectmen.

Change #8: Section 18 will become Section 19 (No changes in content.)

Change #9: Add new Section 18 - "Sub-divisions of Land"

- (a) Any sub-division of land must comply with current revised statutes of the State of Maine.
- (b) Proposed sub-divisions of land must be submitted to, and approved by, the Water-boro Planning Board.
- (c) Approved plans must be recorded at the Registry of Deeds.
- (d) A copy of any approved plat plan or proposed sub-division shall be filed with the Town Clerk.