

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF PLANNING BOARD MEETING Held June 24, 1970

Those present were Messrs, J. Hanscom, L. Rollins, F. Abbott, Jr., E. Smith, Jr., and H. Zanni as well as Selectmen J. Smith, N. Taylor.

According to the Secretary's records, the term of Wade Junkins as a regular member of the Planning Board expired in March, 1970. Mr. Junkins, therefore, cannot hold the office of Secretary to which he was elected for this year.

The first order of business was to elect new officers for the remainder of this year ('70 - '71)

Harry Zanni and Everett Smith Jr. were nominated and elected unanimously as Chairman and Secretary respectively.

The Planning Board agreed to make the second Wednesday of each month the regular meeting night of the Board.

Mr. Everett Smith, Jr. will contact the Town Clerk to be sworn in as the 5th regular member of the Planning Board, for a term of 5 years.

According to the Secretary's records, and information received from Mr. Clinton Woodsome, Chairman of the Board of Selectmen, the regular and associate Planning Board members and their term of office for 1970-71 is as follows:

Regular Members:

Everett Smith Jr.	Term 5 years
Forrest Abbott, Jr.	" 4 years
Harry Zanni	" 3 years
John Hanscom	" 2 years
Linwood Rollins	" 1 year

Associate Members:

Andrew Woodsome Jr.	Wade Junkins
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The Board of Selectmen is requested to review the above list, indicate the term of office for each associate member, and notify the Chairman of the Planning Board in writing.

The Board of Selectmen is requested to notify the Chairman of the Planning Board of its selection of two representatives to represent the Town of Waterboro on the York County Regional Planning Commission meeting and activities (1 Selectman and 1 Planning Board member)

The Selectmen present at this meeting informed the Planning Board that the services of the Maine Municipal Association are now available to the Planning Board.

Motion was made by L. Rollins and passed "to have the Secretary write to the York County Regional Planning Committee asking for their assistance in setting up a Comprehensive Plan for the Town of Waterboro.

The "Henning" boathouse which was partially constructed illegally and stopped by the Building Inspector is still standing. Since this is an illegal structure, the Planning Board suggests that the Building Inspector take whatever action is necessary to have the structure removed at the owner's expense.

We have a very dangerous situation at the Lake Outlet, No. Waterboro. Children playing on this narrow bridge, leaving bicycles on the roadway, jumping off the bridge to swim, and automobiles parking on or near this bridge are creating a very serious hazard and it is feared that sooner or later someone will be hurt badly if not killed. Since this is the responsibility of the Town, the Planning Board requests the Board of Selectmen to investigate these conditions and have signs erected to prohibit swimming, etc., and take whatever measures are necessary to correct these conditions.

After much discussion about the possibility of having at least one full time police officer in the Town of Waterboro, it was agreed by all those present that the time has come when we must take action in this direction.

The Planning Board suggests that the Board of Selectmen gather all information they can as to costs, State or Federal aid, and other requirements necessary to have a full time police officer and to present an article in the Town Warrant asking for an appropriation to cover this cost at the next annual Town Meeting.

No meeting scheduled for July.

Next regular meeting August 12, 1970.

Meeting adjourned 10:00 P.M.

Respectfully submitted,

Harry A. Zanni

Harry A. Zanni, Chairman

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF MEETING HELD APRIL 22, 1970 AT THE ROLLINS SOLUTION CO. OFFICE

Meeting was called to order at 7:45 P.M.

Those present were Mssrs. W. Junkins, F. Abbott, J. Hanscom, and L. Rollins.

A plot plan of land of Mr. Albert J. Cameron was approved by the Board. This plot represented land in the "North Shore: Section #2", and includes Lots #5 through #14.

The Planning Board did not approve a plan for "Ossipee Lake Camping Area", because of insufficient information. The owners and sponsors of this area are Dale and Frank Blow, of Old Orchard. They were asked to submit a new plan, showing dimensions, and other information requested by the Planning Board. (3 copies) Their request was for 21 trailer sites, and 25 tent sites.

The Board voted to have a separate ballot presented to the townspeople which should read as follows-

"To see if the Town will authorize the Selectmen to purchase the 10 acre plot of land from Mrs. Taylor and Mrs. Innis, located at Waterboro Center, bordering on Route #5, Route #5A, Ernest Knights (heirs of), Mrs. Taylor,, and Mrs. Innis. The price not exceed \$6,500.00, and this money to be taken from the "Waterboro Municipal Building Fund". This property to be used for the Waterboro Municipal Building Site.

The Board recommended that the Selectmen install stop signs as voted.

This being the first meeting since the annual Town Meeting, the Planning Board voted for the following Officers for 1970- 1971.

Chairman= Harry A. Zanni

Secretary= Wade Junkins

(vote was unanimous)

MEETING ADJOURNED AT 9:00 P.M.

These minutes were recorded by Mr. Linwood Rollins, acting secretary in the absence of Mr. Harry A. Zanni sec. (out/going).

Harry A. Zanni

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY, ME
MAINE

Minutes Of Meeting Held Wednesday February 11, 1970

Members present were Messrs. F. Abbott Jr., H. Zanni, and L. Rollins.
Also present were, Attorney Robert Cyr, and Selectmen John Smith, and Norman Taylor.

Mr. Cyr was invited to attend this meeting with the Selectmen and the Planning Board, in order to answer some questions concerning the sub-division regulations which were adopted by the Planning Board on Nov. 19, 1969.

The action taken by the Board at that time was on advice of Att. Roger Elliot.

However, Mr Cyr did not share the same opinion as Mr Elliott and advised the Board to follow a more conservative approach.

It felt that the term "general reasonableness" as used in the statute could leave us open to challenge and create some unnecessary headaches and problems, because there is no "Comprehensive Plan" in existence in Waterboro.

Mr. Cyr advised that since the Town of Waterboro does not have a "Comprehensive Plan" for the development of the town, it might be more practical to conduct a public hearing on the matter of sub-division regulations.

A special Town Meeting at a later date could be held, and a vote taken at that time to accept or reject or modify.

Mr. Cyr also advised that we seriously consider a "Comprehensive Plan" for this town as soon as possible in view of the rapid growth of the area.

Meeting adjourned at 9:00 P.M.

Respectfully submitted.

Harry A. Zanni
Harry A. Zanni, Sec'y

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

January 22, 1970

Robert N. Cyr, Attorney
5 Washington Street
Biddeford, Maine

Dear Mr. Cyr:

Enclosed please find copies of "Waterboro Building Code", "Sub-division Regulations for the Town of Waterboro", and your "Memo on Land Sub-divisions".

At an earlier meeting of our Planning Board with Attorney Roger Elliott, we were advised that the Planning Board could formulate, adopt and administer sub-division regulations for the town without a public hearing or town meeting vote.

Your "Memo" seems to contradict this opinion. However, the Planning Board felt that the probable reason for the difference in opinions might be due to recent revision in our Building Code (Section 18, Page 12) which you might not have been aware of.

For this reason, I am forwarding the above mentioned literature, and request that you review the matter and inform me as to whether or not in your opinion our Planning Board can administer the "Sub-division regulations for the Town of Waterboro", which it adopted Nov. 19, 1969.

The next meeting of the Waterboro Planning Board is scheduled for Wednesday, Feb. 10, 1970, at 7:30 P.M. at the Rollins Solution office in So. Waterboro. The Planning Board requests your presence.

Sincerely,

Harry A. Zanni
Harry A. Zanni
Secretary

PLUMBING & HEATING CO.
TOWN OF WATERBURY
WATERBURY, VERMONT

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WATERBURY, VERMONT
JANUARY 1, 1900

TO THE HONORABLE BOARD OF SUPERVISORS
OF THE TOWN OF WATERBURY

Yours obedient servant,
J. W. [Signature]



Very respectfully,
J. W. [Signature]

WATERBURY, VERMONT
JANUARY 1, 1900

TO THE HONORABLE BOARD OF SUPERVISORS
OF THE TOWN OF WATERBURY

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Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

MINUTES OF PLANNING BOARD MEETING HELD WED. Jan. 14 1970

The Board of selectmen were invited to attend this meeting. Those present were Messrs, Wade Junkins, H. Zanni, Forrest Abbott Jr, Linwood Rollins, Selectman Norman Taylor, and Selectman Clinton Woodsome.

A "Memo on Land Sub-division" from the office of Attorney Robert Cyr, was read to the Board. The "Memo stated that land subdivision regulation would "in our opinion have to be by ordinance, presented to the voters of the town..... At town meeting the voters could approve a sub-division ordinance which would from that time forward be administered by the town planning board". This opinion was contrary to an earlier opinion given by Attorney Roger Elliot to the Board at a meeting held October 1, 1969.

The Board felt that Mr. Cyr may not have been aware of the recent revision in our building code regarding land sub-division, and requested the secretary to send a copy of the revised Building Code and sub-division regulations, etc., so that he might review the situation and advise us according to his findings. This was sent to him Jan. 22, 1970, along with a letter and a request to attend the next meeting of the Planning Board to be held Wed. Feb. 10, 1970.

The Board requested the Selectmen to include the following Articles in the Town Warrant.

1. To see if the town will vote to enact a dump ordinance (a copy of the proposed dump ordinance will be sent to the selectmen).
2. Shall the Municipal Officers be authorized to enact and ammend Zoning Ordinances?
3. To see what sum of money the town will grant and raise toward the cost of formulating a "Comprehensive Plan" for the town of Waterboro.

The Planning Board suggests \$1,500. be appropriated this year, the balance (approx. equal amount) next year.

Total cost of project would be about \$10,000. The town's share of this cost would be about \$3,000.00.

The Planning Board suggests that a gate be installed across the entrance to the town dump and that regular hours for dumping be posted.

5. A copy of a letter from Mr. Seth M. White, Field Manager for the Maine Publicity Bureau requesting an appropriation, is being forwarded to the Selectmen for their consideration

Next Meeting To Be Held On Wed. FEB. 10, 1970 at Rollin's Sollution office, 7:30 P.M.

ALL MEMBERS and ALTERNATES are urged to attend.

Respectfully submitted,

Harry A. Zanni
Harry A. Zanni, Secretary

