

# Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Dec 8, 1972 at Rollins Solution offices.

Present were: Linwood Rollins, Forrest Abbott, Jr., Everett Smith, Jr., Gordon Carpenter, Selectman Stephen Kasprzak and Conservation Commission member Lee Perry.

Secretary acted as chairman in absence of Clinton Woodsome.

Voted to pass over reading of minutes of previous meeting.

Mr. Lou Moore, Public Relations man for Lake Arrowhead, was present with final plans of Sections 2, 3, 7, & 8, which had never been approved by the Planning Board. He wanted us to sign them at once, but was told that we would have to check them to be sure no changes had been made from the preliminary plans. Since he did not want to leave the linen copies with us, he said he would have two copies of all of them made and send them to us. He was asked if some of us could come and check on 8 or 10 lots at random. He said come to the office and some one would go with us.

Sansoucy's development on Deerings Ridge was discussed. He couldn't make the meeting, so secretary was instructed to write him and say the board suggests the following - Due to the lay of the land and the report of the Soil Conservation Commission, Lots 1 and 2, which are 150' by 300' should stay as is. The rest of the development to be made into lots sized 200' by 300'. If this is done, there would probably be no problem to have the plan approved.

Mr. Moore was asked if Lots 1312, 1336, 1743, 1744, & 1745 had been reserved as public beach areas as promised. He called after he got to his office and confirmed that they had.

Stephen Kasprzak proposed that the Board consider an amendment to the subdivision regulations regarding roads - that before a seal coat is applied, the gravel base be inspected by the road commissioner and perhaps a selectman.

There was a discussion regarding requiring a bond for making roads in subdivisions. Decided that unless we are confronted with someone we couldn't trust, we not require it at present.

Kasprzak's final plan for "Birch Acres" development approved. Includes Lots 1 through 18.

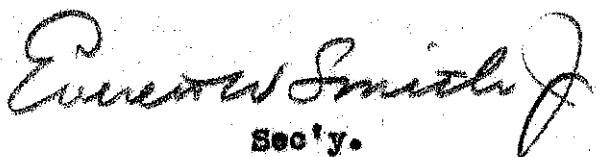
Lee Perry said the Fish and Game association has records of all Deer Yards in York County. He can get information for Land Use Map if we want. Suggested that we do so.

Secretary instructed to notify Selectmen and Conservation Commission members of all meetings concerning Comprehensive Plan.

Linwood Rollins told of a plan to have a class in Government at Massabesic High School. Wondered about asking Principal Griffith if they could use the Comprehensive Plan as a project - we might get some ideas from them. The Board thought this a good idea.

Adjourned at 9:15 PM.

Next Regular meeting date Dec 13, 1972/

  
Sec'y.

The following shall be called the Trailer Ordinance of the Town of Waterboro, Maine.

### Section 1 - Definitions

For the purposes of this ordinance, the following shall be defined as:

HOUSE TRAILER shall be considered to be those units specifically designed for living and includes living, sleeping, kitchen, dining area and sanitary waste disposal facilities which are hooked to permanent facilities.

TRAVEL TRAILER shall be considered to be those units specifically designed for sleeping purposes and not as permanent housing. This will include all travel units, whether towed or motorized.

### Section 2 - Travel Trailers

- A. A travel trailer shall not be maintained in the Town of Waterboro, outside a trailer camp which is duly licensed, except as herein specifically permitted,
- B. It shall be permissible for a householder to allow a bona-fide guest to camp or park one (1) trailer in his or her yard adjacent to his or her house for a period not to exceed fifteen (15) days in any calendar year, provided, however, that such travel trailer is used only for sleeping purposes during such fifteen (15) day period and also provided that the person owing said household shall have granted permission to the travel trailer occupants to use the said householder's sanitary facilities. The Code Enforcement Officer, selectmen or other individual as designated by the Selectmen may require written proof of permission of household owner that said trailer can be parked in householder's yard, the date of arrival of said trailer and duration of visit.
- C. It shall be permissible for a landowner to allow one (1) travel trailer to be parked on land not adjacent to his household for a period of time not to exceed seven (7) days in any calendar year, provided, however, that such travel trailer has its own sanitary facilities and means for disposal of all waste. Said travel trailer occupants must secure written permission from landowner and together with such written permission apply to the Selectmen or their appointed designate for a travel trailer parking permit. Such permit shall be issued for a specific period of time, not to exceed seven (7) days and a fee of five (5) dollars be payable to the Town of Waterboro for such permit.

- D. A travel trailer may be stored in the Town of Waterboro regardless of the other provisions of this ordinance, provided that it shall not be used for living or sleeping purposes during such time it is so stored and provided that it shall not be deemed as a nuisance.
- E. No travel trailer shall be maintained in the Town of Waterboro as a temporary or permanent office unless permission is obtained by the Selectmen or their appointed designee unless such trailer meets all provisions of this ordinance, subdivision regulations, state regulations and other regulations as maybe adopted by the Town of Waterboro.

### Section 3 - House Trailers

- A. House trailers may be used as residence in the Town of Waterboro if it is parked in a house trailer park.
- B. House trailers may be parked on other such land in the Town of Waterboro provided that requirements of the subdivision regulations minimum lot size, state plumbing code and other such regulations as may be established by the Town of Waterboro or State are met.

### Section 4 - Travel Trailer Parks

- A. Licenses for a travel trailer park may be granted to individuals who apply in writing to the Selectmen of the Town of Waterboro. Such travel trailer parks shall at a minimum have the following:
  - 1. One male and female toilet for each five sites.
  - 2. Facilities for disposing of waste, water and materials.
  - 3. Meet all requirements of the State.

### Section 5 - Enforcement

- A. The Selectmen or their designate appointee shall enforce this ordinance and may fine up to twenty-five (25) dollars for violation of this ordinance.

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## Subdivision Plans Approved by Planning Board to Date.

June 11, 1968. Mr. George Emery's development "Emerald Acres" on Black Cove, Ossipee Lake. 19 lots.

Sept 17, 1968. John Hanscom presented plans of subdivision of Herron property. Since survey of subdivision was made before new state law requiring 15,000 sq. ft., Planning Board decided it need not sign the plan.

Nov 19, 1968. Subdivision land of Mr. Cameron, "Lake Sherburne" development approved. To date - Sect I Lot 1 thru 6, 15 thru 24.  
Sect II " 7 thru 14, 25 thru 27.  
Sect V " 40 thru 45.  
Sect VI " 46 thru 53.

Oct 29, 1969 Lake Sherburne, Sect 4A and 2A approved.

Nov 19, 1969 Lake Sherburne, Sect 3, lots 28 thru 32.

Dec 3, 1969. Lake Sherburne, Sect 1A Lots 1A thru 6A, 15A thru 24A.  
Sect 3A, lots 25A, 27A, 29A thru 32A.

Dec 17, 1969. Lake Arrowhead, Preliminary Plans.  
Sect 2, Lots 1280 thru 1825.  
Sect 3 " 780 thru 952.

Nov 4, 1970 Lake Arrowhead Preliminary Plans  
Sect 7 Lots 2033 thru 2248.  
Sect 8A lots A-1 thru A-568, lots 2250 thru 2279.

Oct 14, 1970. Lake Sherburne Sect 2 Lots 15 & 16. also lots 34A, 54A thru 57A.

Dec 10, 1970 Lake Sherburne Sect 2A lots 1A thru 16A.

May 26, 1971 ~~#####~~ Donald Hagerman's development "Birchcrest" on Ossipee Lake. Lots 1 thru 18.

June 9, 1971 Lake Sherburne. Sect 3, lots 16 thru 23.

Aug 11, 1971 R. Ricard development on Old Alfred Road. Lots 1 thru 11.

Sept 8, 1971. John Rossborough's development in So. Waterboro. Lots 1 thru 6

Dec 8, 1971. H. Milne development on Old Alfred Road. Lots 1 thru 28. 124  
Dr. Davis' development on Webber Road and Ossipee Lake 4 lots.

Jan 19, 1972 Lake Sherburne. Sect 3A, Lot 25B. Sect 8, Lots "A" and "E".

Apr 12, 1972. Lake Sherburne Sect 4, lots 24 thru 27.  
Kasprzak & MacGauliffe's development on Old Alfred Road, South side. Lots 1 thru 9. 96

May 10, 1972. Preliminary Plan of M. S. Brackett back of Grange Hall, So. Waterboro.

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July 12, 1972. Preliminary Plan of Clarence & Clinton Woodsome's development in No. Waterboro. Lots 1 thru 14.

July 25, 1972. Final Plans of M. S. Brackett's development in So. Waterboro. Lots 1 thru 17. 87

Oct 11, 1972. Lake Sherburne Sect 4B lots 35 thru 39.  
Prelim Plans, S. Kasprzak "Birch Acres" on Old Alfred Road.

Nov 8, 1972. Final Plans, S. Kasprzak "Birch Acres". Lots 1 thru 18. 70

Nov 29, 1972. Final Plan, C. Woodsome "Brentwood Acres" in No. Waterboro  
Lots 1 thru 11. 52

Jan 23, 1973. Final Plans, Lake Arrowhead, Sects. 2, 3, 7, 8.

Feb 14, 1973. Prelim Plan, S. Kasprzak development in N. Waterboro on Webber Road. Lots 1 thru 18.

Mar 7, 1973. Confirmed approval of A. Woodsome Sr.'s Trailer Park in No. Waterboro by Selectmen in 1969.

Mar 14, 1973. Final Plans, S. Kasprzak on Webber Road, No. Waterboro 18 lots. - 91

Henry Wilbur - Mountain View <sup>July</sup> Aug -  
23 lots -  
Beaver Ridge 60 lots