

June 19, 1974

SPECIAL MEETING

Meeting held at St. Stephen's Hall, called to order at 7:00 p.m. by Chmn. Gannett; others present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

LITTLE OSSIPEE ESTATES

Chmn. Gannett pointed out that, due to a change of address, David Eon did not receive the letter sent to him recently setting a date for an on-site inspection and, therefore, did not appear. A new date of July 10, at 6:30 p.m. was set. Secy. to notify Mr. Eon by mail.

RUSSELL NUGENT

Mr. Nugent had complained to Chmn. Gannett that his electric service has been disconnected by Central Maine Power Co. The Power Co. says it was done because it was originally connected in error since they had not previously received a 1190 Ecology Form. The Planning Board discovered some time ago that Starrett Pierce had sold 5 lots without submitting any plans to the Board, one of these lots being sold to Mr. Nugent. Mr. Pierce is, therefore, in violation of the Subdivision Control Law and the Subdivision Regulations of the Town of Waterboro. The attitude of the Board is that no Power Permits or Building Permits be issued to any owner of a lot in this subdivision until and unless Mr. pierce conforms to the Law. The circumstances and the attitude of the Board are to be made clear to Mr. Nugent, the Board of Selectmen and the Building Inspector. Further action will temporarily be deferred until all parties have had time to review and consider the matter.

MORATORIUM

The Planning Board has, for some time now, been concerned regarding the fact that Waterboro lacks adequate land use controls. The Town has:

1. No Town Charter or By-Laws
2. No adequate Comprehensive Plan
3. No Zoning Ordinance
4. An incomplete Building Code which is not enforceable

The seriousness of this situation can be appraised when it is considered that there are, within the Town, two man-made

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lake developments with a total of between 4500 and 5000 lots in the development stage plus 22 other subdivisions having from 3 to 60 lots in various stages of development. The shores of Little Ossipee Lake are overdeveloped (some lots have as little as 50 ft. of frontage). A recent Water Quality Study showed that the quality of the water is, according to State guide lines, below a satisfactory level for recreation.

In view of the foregoing the Planning Board believes that any further expansion of residential building of subdivision magnitude should be deferred until the Town is adequately equipped to properly regulate such development. Therefore, Mr. Junkins moved, Mr. Goodwin seconded and the five members of the Board unanimously voted to declare an "absolute moratorium", effective immediately, on this the 19th day of June, 1974, and until the 19th day of June, 1975, on any and all newly proposed subdivisions. During this time no subdivision proposals or plans will be considered by the Planning Board except those for which formal Preliminary Plans have been received and acknowledged. This moratorium may be lifted prior to the stated termination date by the Waterboro Planning Board.

TOWN PLANNING

The Secretary was instructed to request from the S.M.R.P.C. the presence of one or more of its members at a Planning Board meeting in Waterboro on July 10, at 7:30 p.m. for the purpose of discussing approaches to the task of providing for the previously mentioned deficiencies in Waterboro's town government.

PUBLIC BEACH

Messrs. Junkins, Willett and Sanford volunteered as a committee to look into the matter of the Town obtaining possession of the public beach area on Little Ossipee Lake near Landry's diner.

TOWN CHARTER

Chmn. Gannett and Frank Goodwin will attempt to acquire copies of town charters from various towns comparable in size and other features to Waterboro.

Meeting adjourned at 9:30.

Respectfully submitted,

Frank R Goodwin, Secy

Portland Press Herald

Press Herald, Tuesday, July 2, 1974

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Waterboro Shuts Off Further Subdivisions

WATERBORO — Citing concern over the town's lack of land use controls, the town planning board Monday announced it is imposing a one-year moratorium on further subdivisions here.

Board chairman Stuart Gannett said the action was taken unanimously at a recent planning board special meeting. The "absolute" moratorium will remain in effect until June 19, 1975, unless lifted earlier by the board.

"The moratorium will allow us time to redo the town's comprehensive plan and prepare a zoning ordinance, we hope," according to Gannett.

Presently the town has only a subdivision ordinance on the books affecting land use.

The moratorium is in effect on any proposed development of three lots or more. Not affected are subdivisions for which preliminary plans have been presented to and acknowledged by the planning board.

Gannett said that no major new subdivisions are currently in the offing.

"We have had many subdivisions approved to date, however," he added.

The planning board took the step "because the board has been aware of and deeply concerned over the fact that the town lacks adequate land use controls," the board stated. "There is no town charter, no town by-laws, the comprehensive plan is inadequate and outdated; there is no zoning ordinance and we have a building code that is incomplete and therefore unenforceable."

"The town of Waterboro, located as it is, is in a section of the state that is desirable for both residential and industrial development, and amongst other towns having adequate land use controls, is at the mercy of overzealous developers who have no actual interest in or concern about the long-range effects of developments here, whether good or bad.

"Our deficiencies must be filled before any further large-scale development is permitted," the board concluded. "To do this takes time. If new subdivisions are not deferred until the town is prepared to regulate them, there is a grave probability that many undesirable and unhealthy conditions will be created."