

Waterboro Planning Board

TOWN OF WATERBORO

MAINE

March 1, 1975

SPECIAL MEETING -- HEARING ON COMPREHENSIVE PLAN, ZONING ORDINANCE AND SUBDIVISION REGULATIONS

This hearing was held at the Town House in Waterboro Ctr. and was opened by Chmn. Gannett at 2:00 p.m. on March 1, 1975. Other Planning Board members present were Daniel Willett and Frank Goodwin. Attendance varied between 20 and 25. Mr. Owen, a realtor and not being a resident of Waterboro was privileged to speak. Chmn. Gannett opened with a reading of the notice which, he stated, had been legally posted in town and run in the Sanford Tribune on the two successive Mondays immediately prior to the hearing. He stressed the point that the purpose of the hearing was to get comment from the assembly which would assist the Board in drawing up these three regulations in a manner which would best serve the future development of the Town.

COMPREHENSIVE PLAN

The revised Comprehensive Plan was the first order of business. The Chmn. explained that it was a revision of the original plan adopted about 2 years ago. He further explained that the Board had been advised by Counsel that the original plan was not comprehensive enough, according to law, upon which to base a zoning ordinance, adding that this was the reason that further hearings on the zoning ordinance, started last year, were deferred. The Chmn. stated that the Revised Comprehensive Plan would be taken up page-by-page, starting with the introduction, with time allowed for brief review of each page.

Page 3: Explanation of the first sentence was requested; the Chmn. explained that, in the near future, noticeable commercial and industrial growth was not expected, due to the lack of community sewage and water facilities.

Page 4: The term "accelerated" was questioned. The Chmn. explained that it applied to years 1970 and 1973 as contrasted to 1940, 50 and 60.

The population figure for 1973 was questioned. The Chmn. said it was taken from Town records but that, admittedly, it might not be entirely accurate because factual information, except on census years, is difficult or impossible to get.

Page 5: The Chmn. pointed out that the text of this page came from Supt. Powers and is as current as last September after the school season had started.

Page 6: Mention was made of the fact that a part of No. Waterboro is served by the N.E.T. & T. Co. while the rest of the Town is served by the Saco River T. & T. Co., and that the former provides toll-free intra-town service, i.e. to Sanford, Alfred, Hiram, Cornish, Parsonsfield, Newfield, Shapleigh, Acton etc.

Page 7: Question raised: why is Planning Board appointed? Is there some legal reason? The Chmn. stated that he did not know the reason but it was his opinion that it was up to the townspeople to decide.

Comprehensive Plan: The Chmn. explained, for the benefit of the late-comers, what the Comprehensive Plan is, why it is required and that the discussion was upon the revision of an earlier original; also that it can be adopted by the Planning Board after a public hearing, but that the Zoning Ordinance must be voted in by a town meeting. It was further explained that the Plan is not actually "comprehensive" as a plan, but, rather, a comprehensive overview of the Town, its resources and facilities plus a statement of the general plan of development, further, that complete long range plans would much more voluminous. The Chmn. explained that this comprehensive plan is only the bare essentials necessary to support a zoning ordinance.

The opinion was voiced that a comprehensive plan should outline programs or improvements to be made. The Chmn. suggested that this matter is dealt with later in the Plan.

Page 13: It was pointed out that the listing of Pine Springs and Pine Springs Flowage was outside the Town and, therefore, should not have been listed.

Page 10: A comment was made that the inference is that all town residents will always commute.

Page 14: Question: why encourage development of central village areas? The Chmn suggested that sewage and water facilities can more economically be utilized and land more efficiently used. It was suggested that one of the important considerations for the future should be a group of citizens who would seek and encourage industrial and commercial development in the Town.

ZONING ORDINANCE

The Chmn. stated that he would like to adjourn at 4:00 p.m. or shortly thereafter. He again pointed out that 2 hearings have previously been held on this ordinance. He stated that there would be, maybe, several more hearings required to cover the entire ordinance and that, following the final session and as soon as it can be accomplished, the Planning Board, after considering all the comments and suggestions received at these hearings, will issue the ordinance in the form which the Board believes will best serve the interests of the Town. He again said he would welcome all reasonable questions on the proposed ordinance and would answer them to the best of his ability.

He noted the fact that in the previous two hearings only 12 pages had been covered and wondered if we should again start at the beginning or take up where we left off. The suggestion was made that a question-and-answer technique be used. The Chmn. objected on the grounds that important parts might, inadvertently, be bypassed and that the Board would rather avoid this possibility by covering it page-by-page. There was a comment by a citizen that he had only just procured a copy and hadn't had time to read it. The Chmn. pointed out that some 230 copies had been distributed prior to and during the two previous meetings and that others had been available from the Planning Board during the interval. He said that many objections he had received during the interim were due to the fact that people had taken a part out of context and had not studied the whole ordinance--he cited two instances.

It was proposed that the Planning Board invite a member of the Press to attend each meeting thereby, hopefully, getting a portion of the discussion before the people who hadn't attended the hearings and, in addition, letting people know that hearings were being held. The same speaker proposed that, at each subsequent

meeting, assuming that the Board had considered and acted upon the suggestions, typewritten sheets showing the action taken, be passed out. The Chmn. pointed out that we could not keep going back over previously discussed material because it could result in an endless exercise. He, therefore, proposed that we proceed with page 13. A citizen inquired if the Board would abide by a show of hands vote on an issue. The Chmn. stated there would be no vote by show-of-hands or in any other manner, but that the Board would be remiss if it failed to adopt any suggestion which, in its opinion, would better serve the Town. It being in doubt, the Chmn. asked for a show of hands to determine whether we should statr over again or continue to page 13; the assembly voted to start at the beginning.

1 . 2 An objection was made that there was no statment relative to providing work for the people. Another that there should be reference made to "orderly development". The statment "grant property rights" was questioned as being incorrect.

1 . 3 Questioned why a reference to variance or appeal should not be added.

1.4.2 The Chmn. explained the first sentence and gave an illstration. To a question about enforcement the Chmn. answered that it was the responsibility of the Code Enforcement Officer.

1.4.5.2 A strong advocate was made for "grandfathering" recorded lots. The Chmn. agreed to reconsider both 1.4.5.1 & .2

The consensus of the assembly was that evening meetings were the more desirable--from 7:00 to 9:00.

The next hearing date will be duly posted and advertised.

Meeting recessed.

Respectfully submitted,

Frank R. Goodwin, Secy.

Appd 3/13/75