

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MARCH 24, 1975
SPECIAL MEETING
HEARING ON PROPOSED ZONING ORDINANCE
WATERBORO TOWN HOUSE

Members present: Chmn Gannett, Wade Junkins and Frank Goodwin. Mr. Daniel Willett was present for the Selectmen. Nine townspeople attended. Meeting opened by Chmn. Gannett at 7:30 p.m. Copies of a revised Article 1, paragraph 2 (1.2): Purpose: were distributed. There were no comments to it. (Copy attached).

Discussion began with Article 1, paragraph 3.

1.3 Basic Requirements: At the previous hearing it was suggested that the clause "unless otherwise granted by the Planning Board or a variance by the Board of Appeals" be added. The Chmn. pointed out that this was not necessary since any Town Ordinance would be subject to appeal including any restriction laid down in this ordinance.

1.4.5.1&2 Non-Conforming Lots of Record: It was explained that although these paragraphs have not yet been given further consideration, they will be and be either revised or deleted.

1.7.2 (2) It had been previously argued that 2/3 vote gave the Planning Board too much authority, and in

1.8 it was argued that the requirement of "unanimous vote of the Planning Board did likewise. This seemingly inequality was explained by the recognition of the fact that the Planning Board, assuming that its members are of average intelligence and integrity and by virtue of the intensity of its study of an issue, should be best qualified to make the proper decision for the common good.

2.1 Zoning Districts: It was asked if any consideration had been given to districts other than the three listed. The Chmn. remarked that he recalled that seven districts were considered but the Board did not wish to be more restrictive until conditions indicated a necessity for it. It may later have to be done.

2.2, 3&4 These will be discussed as soon as the Zoning Map has been completed.

3.1 Construction of Language: The Chmn. emphasized the context of the first sentence which is that the definitions of the following listed terms, words and phrases are specifically for use in this Ordinance. He also stressed the importance of the last sentence.

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3.2 Definitions: Again, the Chmn. stressed the importance of understanding the meaning of the first sentence.

Alteration: Needs clarification. "any change etc." could be too restrictive. Should be reworded. Add "does not include repairs".

Basement: Add "includes daylight basement".

Buildings: What minimum dimensions; does it include prefabricated tool houses, dog houses, chicken shelters etc. Will refer back to this later on in the ordinance.

Camp Grounds: "For which a fee is charged" to be deleted.

Code Enforcement Officer: After "this Ordinance" add "and others".

Dwelling Unit: Minimum floor area needed.

Earth: "other" will be deleted.

Frontage, Shore: The method of measurement should be reconsidered.

Frontage, Street: "horizontal" will be deleted.

Home Occupation: Delete "carried on" and repunctuate.

Junk Yard: (4) Delete.

Lot: Delete "in single ownership".

Lot Area: Delete "horizontal".

Lot Lines: Meaning of rear lot line not clear; will clarify.

Lot Width: What does "horizontal" mean here?

Lot of Record: Why the need for "or in common use by City or County Officials"?

Lot, Through: Meaning of "frontage" and "front yards" not clear. Will try to simplify.

Mobile Home Park: Will discuss; believe "definition" taken as "restriction".

Net Residential Acreage: Will reconsider.

Chmn. stated that an evening meetins didn't apparently result in any better, or as good, attendance as did Saturday meetings, and that the next meeting would be held on a Saturday. Will attempt to get a more conspicuous notice in the paper.

Meeting adjourned at 10:10 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.