TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



Minutes, May 20, 1975 - Meeting with Selectmen

Meeting convened at 7:30 pm by Andrew Woodsome, Jr., chmn. of the Board of Selectmen; also present were John Monteith and Daniel Willett of the Selectmen and Chmn. Gannett and Frank Goodwin of the Planning Board.

The meeting was called to discuss matters of common interest to both boards.

TRAVEL TRAILER - Proposed Ordinance

Chmn. Woodsome read the letter of May 9, 1975 to the Planning Board as a basis for discussion. He asked Chmn. Gannett if this matter had been put before the Planning Board. Chmn. Gannett stated that it had and that the Planning Board's attitude was that no action should be taken until after the proposed meeting with the Selectmen.

A discussion ensued relative to the identification of the type of trailer under consideration and the necessity for the regulation of its use.

It was suggested that it could be defined as any trailer used for itinerant shelter and possibly minimum cooking facilities but not for permanent year-round living such as is a "mobile home" and that this would also include pick-up campers and so-called pleasure vehicles.

The object of a proposed ordinance was the objection to the indescriminate use of this type of shelter as permanent living quarters. It was suggested that the temporary use by permit for a period not to exceed 14 days might be acceptable, provided that it were installed where the use of approved sanitary sewage facilities were available and would be used. The use in qualified camp grounds would not be affected. Chmn. Woodsome referred to Section 16 in the 1969 revision of the 1958 Building Code as being, with a few revision, as a sat-

the 1958 Building Code as being, with a few revision, as a satisfactory ordinance. The objectionable aspects of improper use of this type of shelter were: improper or no sewage disposal facilities, the general appearance eventually created by the unrestricted use, the nuisance factor created by overnight, or longer, set-ups on property other than authorized campgrounds, etc. The object is not to prevent the limited use of this type of shelter by visiting relatives or friends of residents - however a permit would probably be required for control reasons. Chmn. Gannett's personal opinion was that, while he felt it to be a responsibility of the Planning Board, the Board could not give such an ordinance the attention it should receive in the

short time available and still complete work on the Subdivision Regulations and proposed Zoning Ordinance. He suggested that, if the Selectmen regarded the matter of sufficient urgency, they should draft and put before the Town an adequate ordinance. He further stated that the matter would be decided by the Planning Board the following evening (May 21) and the decision given verbally to Chmn. Woodsome, Thursday morning, to be followed by a confirming letter.

BEAVER RIDGE - Cutting of vegetation

Chmn. Woodsome brought up the menorandum from the Planning Board to the Selectmen regarding investigation by the Code Enforcement Officer, of cutting which has obviously been going on in this subdivision. Chmn. Gannett pointed out that the Planning Board lacked authority to make this investigation where as the Code Enforcement Officer is appointed just for such cases. Chmn. Woodsome pointed out that on any lot not having a building, power, or plumbing permit issued prior to Jan. 1, 1975, any "perc test" taken prior to this date would no longer be valid and that an soil inspection must be conducted by a qualified Soil Scientist before any permits could be granted. It was proposed that the Code Enforcement Officer investigate the entire situation.

HIGHWAY CONSTRUCTION IN SUBDIVISION -notice given

Chmn. Woodsome brought forth all information available from the minutes of past Town Meetings relative to any specifications for road construction which had been voted by the Town, also all the requirements pertaining to the subject listed in the subdivision regulations, in order to see where the entire specification matter stood. (He gave Chmn. Gannett a copy) Called to Chmn. Woodsome's attention was the fact that the proposed revision of the Subdivision Regulations contained a requirement that the subdivider should give timely notice to the Selectmen and/or Road Commissioner prior to the start of road construction and that this fact had been made known to the Selectmen in a very recent memo. (which the Chmn. had, but had just received) After reading it he voiced his approval. Chmn. Woodsome said he planned to tuen all this information over to the "Committee on Road Construction" voted at the recent Town Meeting with the hope that it would produce new and adequate specification. Chmn. Woodsome brought up the need for an ordinance requiring anyone who opens a street surface for any purpose to reimburse the Town for any out-of pocket expense to the Town resulting from such action.

FEDERAL FLOOD INS.

It was pointed out that July 1, 1975 is the deadline date on the Town's acceptance of the Federal Flood Insurance and unless the Town voted to accept it the insurance would not be available to those needing it which lack of could prevent them from getting

mortgage loans. It was noted that the map proposed by the government needed review and, likely, revision to reflect the true situation. The acceptance by the Town would cost the Town nothing.

SHORELAND ZONING

Chmn. Gannett explained that if Waterboro does not have a Shoreland Zoning Ordinance of its own by Aug. 7, 1975, the State will impose one containing Resource Protection and Limited Residential Zones using what information is available to them from the U.S.G.S. maps and other similar sources. The State would welcome any input from local officials and very likely be pretty much guided by local opinion. Chmn. Gannett ventured the opinion that the State might well accept the major part of the proposed Shoreland Zoning section of Waterboro's proposed Zoning Ordinance in the event that the whole Ordinance were voted down or not presented to the Town by Aug. 7th.

Respectfully submitted,

Frank R. Goodwin

Planning Board Secretary

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Approved:______, Chmn. Planning Board

Frank R Goodsom 1/4/15