

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

MARCH 8, 1995

MEETING CALLED TO ORDER AT 7:15 P.M. BY CHAIRMAN, JOHN ROBERTS.

I ROLL CALL: Present were Larry Jacobsen, Roland Denby, Judi Carll, Everett Whitten, Cindy Allen and John Roberts. Dwayne Woodsome called to say he was sick and would not be attending.

II MINUTES OF PREVIOUS MEETINGS: A copy of the February 23, 1994 minutes was passed out for their review. Sharon was on vacation the week before therefore the minutes were not typed sooner.

III COMMUNICATION AND BILLS:

1. Notice of Intent to File an Application from Payson MacCormack Lot 1526
2. Copy of renewal Conditional Use Permit for Old Home Days by CEO
3. Planning Land Use Booklets

Roland Denby moved and Cindy Allen seconded a motion to order ten copies of the 1995 Planning Land Use Law Booklets. Vote was 5-0-0 in favor.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

NONE

VI OLD BUSINESS:

Dwayne let the members know that in the near future the Maine Cranberry Company will be back. During this process both Towns will need to have a joint meeting since the project shares town boundary lines.

Also in the near future the Board will be reviewing a Site Plan for a Driving Range and Miniature Golf Business on Route 202/4 in East Waterboro.

VII NEW BUSINESS:

Planning Session for Review of Zoning Boundaries

Dwayne Morin discussed with those present a proposal to possibly expand the Village Zone in South Waterboro to encompass the water system area.

Possibly uses to be determined by having watered lot uses and non-watered lot uses. Should try to follow property lines with zone changes if possible and then allow Residential Zone to bulls eye the Village Zones. Dwayne also would like the Board to consider this same format for East Waterboro and North Waterboro. Since these areas do not have town water it would just be an expanded Village Zone with Residential surrounding it.

Dwayne then explained that once the Town of Waterboro reaches a population of 6,000 the State will be designating Urban Compact Areas. The West Road would be of major concern since the Town would then be responsible for the road's maintenance, construction. Due to the topography of the land surrounding the West Road the Board might consider having this area Forest & Agriculture Zone in place of the Agriculture/Residential Zone.

Concerns were voiced with what this would do to existing lots. John Roberts asked for Dwayne to contact Karen Lovell to see if she could attend the next Board meeting to assist the Board with legal advice to change the zone lines.

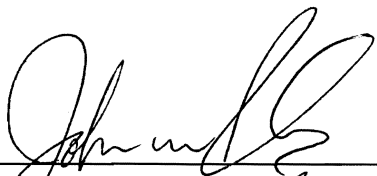
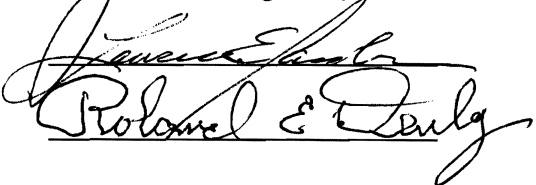
Currently the Board has one appointment for the March 23, 1995 meeting scheduled at 7:30 p.m. Sharon to contact the LaCourses to reschedule for 7:00 p.m.

VIII ADJOURNMENT:

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer



Poland & Donly

