

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of special meeting held Aug 25 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., Wade Junkins, selectmen Stephen Kasprzak and John Smith.

This special meeting was called in order to meet and talk with Mr. Myron Lamb of YCRPC and Mr. Richard Tinsman who is working with him and the commission to help local planning boards get up a comprehensive plan for their towns.

Meeting was called to order by Chairman Clinton Woodsome.

Minutes of the previous meeting read and accepted.

Mr. Lamb and Mr. Tinsman told us that after getting some information from us, they would set up a six month's program for us to write up a comprehensive plan. It should be ready by mid September. Technical help will be available from time to time if needed.

Briefly, a comprehensive plan consists of a brief history of the town, a resume of it's present status, and what it should be in the future. What the basic problems of the town are now, and what will be the problems in the future.

It will be used as a guideline to draw up a zoning ordinance.

After the comprehensive plan is ready, we may adopt it as a planning board. Then get the peoples' approval. After that we can go ahead and work on zoning.

The comprehensive plan is flexible and may be changed as needs are seen.

We were told that our subdivision regulations were very good. However, we should include a performance bond requirement. In the case of large developers, They could bond part of their developments each year.

It would be a help if we take a large map of the town and mark the water bodies, major roads, dirt roads, town buildings, private homes, commercial and industrial buildings, etc.

We were advised that the town should adopt standards of accepted roads and streets. The YCRPC can help by giving examples of standards used by other towns.

We were asked what we wanted for the community in the future.

Some answers were:

Some land areas left undeveloped.

No more brooks dammed up as development areas.

Minimum lot size requirement increased.

The area between Route 5 and the Old Alfred Road maintained as residential area.

The "Heath" as a game management area.

All agreed that this was a very informative meeting.

Adjourned at 10:15 PM

Next regular meeting Sept 8 at 7:00 PM.

Everett Smith Jr.

Sec'y.