

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Minutes of meeting held June 13, 1973 at St. Stephen's Parish Hall.

Present were; Stuart Gannett, James Carll, Robert Weatherly, Everett Sith, Jr., Building Inspector Merrill Pazolt, Attorney Robert Ferguson. Minutes of meeting May 9, 1973 read and approved.

Mr. Robert Weatherly appointed by the Chairman to vote in this meeting.

Mr. Goodnow, of Land Use Consultants, Portland, representing Nolatte and Payeur of Biddeford was in, with Mr. Payeur. Nolatte and Payeur have an option on a piece of land of John Hanscom's on "Pole Line Road" (Waterboro Center to West Buxton) just beyond ~~Long~~ Pond. They stated a desire to co-operate with the Board and meet all requirements. The area is estimated at from 85 to 102 acres. They plan on 40,000 sq. ft. lots, use of well points if possible, septic tanks, \$25,000 to \$27,000 houses. Estimate possibly 60 to 75 lots, depending on the type of land, etc. They will meet with us again after the Consultants have completed their preliminary survey and will have a copy of their program for us. Mr. Payeur asked if we knew how our planned zoning would affect his plans. He was told we had no idea at present but may know more when they come again.

Mr. Goodnow mentioned that he thought our 50' radius turnaround in the Subdivision Regulations was not sufficient. The Board decided to talk to men who plow roads before revising the Regulations. Secretary will write Robert Abbott and ask his opinion.

Voted to pay Sewall Co's bill of \$32.05 for Town Tax Maps.

Voted to amend the Subdivision Regulations to include a fee of \$25.00 for Subdivisions up to 4 lots. 5 or more lots to be \$25.00 ~~###~~ plus \$2.00 for each additional lot. This will be due upon application to Planning Board for a Subdivision. The money will go to the Town.

There was talk of putting a time limit on starting and finishing of a Subdivision.

It was voted to rescind the vote in meeting of Apr 11 that the minutes of Mar 21 include adoption of the Comprehensive Plan. Voted to adopt the Comprehensive Plan as of Apr 11th.

There was some discussion of what is a town road. Mr. Ferguson says that "A Town Road has to be laid out by the selectmen and voted on by the townspeople at a town meeting, and should be in the town records.

Mr. Ferguson says that the State Attorney General has given an opinion on the definition of a Subdivision. He has a copy at his office and will send us a copy. He quoted from memory; "If you have a piece of land you may convey one lot out of it. If you lay out and convey a second lot, leaving a third piece of land remaining, it is a Subdivision.

Secretary is to ask the Dept. of Transportation for State Aid Road specifications, for our files.

Stuart Gannett reported signing CMP permits for Robert MacAuliffe, Phil Richards, and Brian Huntress.

Mr. Ferguson will look into whether we can limit amount of building in a year when we approve a Subdivision.

Chairman wants to plan to look at our Subdivision Regulations for possible amendments at our next regular meeting.

Robert Weatherly reported on attending a S. M. R. P. C. meeting on zoning. Says we can use Part I of their Model Zoning Ordinance almost verbatim. Part II will have to be worked on.

Special meeting scheduled for June 27th to work on zoning. Sec'y to



invite entire Conservation Commission, the Building Inspector, the Plumbing Inspector, and send Stephen Kasprzak a card and say the selectmen are welcome to attend if they wish.

Voted to donate \$4.00 for each meeting to St. Stephen's Parish for the use of their hall.

Next regular meeting date July 11th . Special meeting June 27th.

*Everett Smith*

Sec'y.