

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Nov 21, 1973 at St. Stephen's Hall.

Present were; Stuart Gannett, Everett Smith, Jr., James Carll, Robert Weatherly, Wade Junkins, Guest Mr. David Joy of S. M. R. P. C.

Robert Weatherly was appointed to vote at this meeting.

Mr. Joy was present to answer questions on zoning. Asked how many districts we needed, he said three or four - Resource District, Shoreland, and General and possibly Village. Advised us to get good Administration and Performance Standards Sections. Advised adoption of Part I of Model Zoning almost whole. Section of definitions could be cut down.

He went over with us what we had done in the Part II of Model Zoning advised several changes. James Carll listed the changes and will have a new copy for us to study. Mr. Joy said when we have a final draft typed of what we want, S. M. R. P. C. will print them for us. Said with the Districts recommended and with the Performance Standards set up we have a good start. Could add Village District later if felt needed. Said he would come to another meeting in December. Suggested that S. M. R. P. C. might prepare a sketch of a zoning map for us, which would be a great help.

Asked about Harmon's Preliminary Plan of "Wilderness Acres" - whether we should approve first then send to Saco Valley Corridor Protection District. Suggested that we contact Carl Lawes for his opinion. Chm. Gannett will call him.

Two Power Permits were signed;

Gary Huntress for building on Rte 5 between Ctr. and East Waterboro.

Forrest Owen for building at Motorcycle Racetrack in No. Waterboro.

Robert Weatherly moved, Wade Junkins seconded, and the Board voted that we approve copy of Preliminary Plan of "Beaver Ridge". Chairman will send them letter telling them this and also tell them that we are approving it if they hold to their plan of 20 starts per year. They presented a check for \$137.00 to cover fee for Preliminary Plan.

Secretary is to write Leon Bean and tell him that due to press of business we did not discuss his plan but that it will be first on the agenda of next meeting.

*Everett Smith Jr.*  
Sec'y.