

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meetings, Feb.21,1977

Meeting was opened at 7:30 p.m. Members present were Chmn. Douglas Foglio, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin.

MINUTES

Reading of Minutes was waved.

CORRESPONDENCE & BILLS


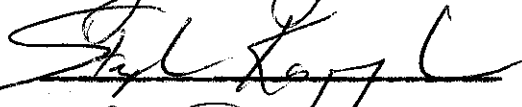
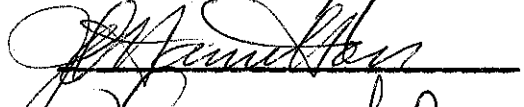

The final bill from Land Use Consultants, Inc. in the amount of \$2900. was read. Mr. Goodwin moved, Mr. Gardner seconded and the vote was unanimous to approve it for payment. The Chmn. did so.

OLD BUSINESS

The attached amendments to the proposed zoning ordinance were discussed. Mr. Kasprzak moved, Mr. Hamilton seconded and the vote was unanimous to hold a special meeting and a hearing on Wed., March 2, 1977 at 7:30 p.m. at the Town House to consider the proposed amendments.

Meeting adjourned at 10:30 p.m.

Approved by:

Respectfully submitted,  
  
Frank R. Goodwin, Secy.

AMENDMENTS  
TO  
PROPOSED TOWN OF WATERBORO ZONING ORDINANCE

Page 4, Section 2.04: add, as the last paragraph, "Fences and/or walls".

Page 5, Section 2.06: First paragraph shall read:

"All lots shall abut upon an existing or proposed road which meets all municipal and other applicable governmental regulations and standards or, if land-locked, shall have a legally recorded access right-of-way, of no less than fifty (50) feet in width, to a public or private road. All lots, with the exception of land-locked lots, shall have a minimum road and/or water frontage of one hundred (100) feet in the Village zone, one hundred and fifty (150) feet in the Residential and the Agriculture-Residential zones and two hundred (200) feet in the Forest-Agriculture and Conservation zones. Situations involving or utilizing cul-de-sacs, ~~streets~~, curvilinear streets, cluster design or planned unit design permitted by the Subdivision Regulations or this Ordinance (see sections 8.02 and 9.03) when the Planning Board determines that these frontage requirements are not practical it may approve frontage reductions of up to fifty (50) percent."

Delete the last paragraph which starts with: "Lots abutting zoning .....etc.".

Page 5, Section 2.07, last paragraph shall read: "A use not permitted by this Ordinance in a specific zone but which is similar in character to a primary or conditional use permitted in another district may be allowed if both the Planning Board.....

Page 6, Section 2.08, in the second paragraph, the fourth line: "a single family residence" shall be deleted and "for a primary use" be inserted.

Page 8, Section 3.02 shall read: "The boundaries of these five (5) zones are established by the enactment of this Ordinance and are as shown on the Official Zoning Map of the Town of Waterboro, dated February 7, 1977, and in greater detail on a set of Town Tax Maps numbered 1 through 28, revised as of April, 1976. Both, the Official Zoning Map and the Tax Maps are integral parts of this Ordinance.....etc."

Section 3.03: The column "Minimum Side and Rear Yard Setback" shall bear an asterisk(\*) referring to the following footnote: "In any case where structures are in existence at the time of the enactment of this ordinance, additions may be made to within ten (10) feet of the side or rear lot line but in no case should the buildings on one lot be closer than 20 (twenty) feet to a building on an abutting lot."

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