

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of Meeting held Jan 13 at Rollins Solution Offices.

Present were: Forrest Abbott, Jr., Linwood Rollins, Wade Junkins, and Everett Smith, Jr.

It was moved that the secretary write to Representative Norman Pratt and request him to oppose the proposed bill upcoming in the 105th Legislature that will keep the \$6.00 fee on snowmobiles (that is now returned to the towns in the state treasury).

Problems of the town plowing snow in non-town roads were discussed, but no firm solutions offered.

Also the problem of the town losing it's case in court concerning the building code was discussed.

Wade Junkins offered to obtain some preliminary plans or sketches of a town building for us to criticize.

The chairman reported on the meetings held with the firemen to work on numbering the cottages around Ossippee Lake. Some progress has been made. However, so few appeared at the meeting Jan 12th that nothing could be done. Part of the roads around the lake leading to the cottages have been counted.

Adjourned at 8:30 PM.

Next meeting Feb 9 at 7:00 PM at Rollins Solution offices.

Everett W. Smith Jr.

Sec'y

--- NOTICE! ---

Please disregard notice of next planning board meeting at bottom of last minutes. It should have read Feb 10 at 7:00 PM.

Thanks

Everett Smith J.

Sec'y

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Feb 10 at Rollins Solution offices.

Present were; Forrest Abbott Jr., Linwood Rollins, Everett Smith, Jr John Hanscom, Wade Junkins, and Andrew Woodsome, Jr.

Secretary's Report read and Accepted.

Secretary reported on reply received from Rep. Norman Pratt regarding a bill to keep all snowmobile registration fees in Augusta. Rep. Pratt reported that he could learn of no such bill in the works at present, but that he would watch out for such a one.

Secretary read a letter received from a Boston law firm inquiring if we had approved lots # 500 and 699 of Lake Arrowhead Estates. He was told to determine if we had done so and to reply. Also to send them a copy of the town Building Code, since they inquired about zoning restrictions.

A letter from Natural Resources Council of Maine was turned over to us by former chairman Zanni, concerning establishing a town Conservation Commission. Secretary was told to turn it over to the selectmen.

A copy of a letter concerning troubles the Limerick Planning Board is having with Lake Arrowhead Estates was read and will be placed on file.

Wade Junkins reported that the rough plan of a municipal building he is having prepared was not ready. He hopes to have it for the next meeting.

Adjourned at 9:00 PM.

Next meeting Mar 10 at 7:00 PM.

Everett W. Smith Jr.
Sec'y

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of Meeting Held March 10 at Rollins Solution offices.

Present were; Forrest Abbott, Jr., Everett Smith, Jr., Andrew Woodsome Jr., Linwood Rollins, and Wade Junkins.

Secretary's report read and accepted.

A letter from Libby & Dow, Engineers and Surveyors, of Saco, Me. was read. They requested information on sub-division regulations in town. Sec'y was instructed to send them a copy of the Building Code, and to tell them that we follow the State requirements in sub-division regulations.

L. Rollins inquired if anyone had been approached concerning a ~~oil~~-greasing plant the Waterboro Co. is installing. Since the waste products from this would eventually flow into the brook which flows into Shaker Pond, the Secretary was instructed to inform the Environmental Improvement Commission of the matter, in case it is something they should investigate.

The following three names were suggested to give to the selectmen for appointments to fill vacancies in the board--

Mr. Linwood Rollins

Mr. Ronald Dyer

Mr. Stuart B. Gannett

Plans for the new Municipal Building were shown by Wade Junkins. Also some from Allied Engineering. It was decided to file them for the present, until the town has purchased some land for the building.

A town ordinance controlling the hours of the town dump was discussed. Adjourned at 9:10 PM.

Everett W. Smith Jr.
Sec'y

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held April 14 at Rollins Solution offices.

Present were; Forrest Abbott, Jr., Linwood Rollins, John Hanscom, Wade Junkins, Andrew Woodsome, Jr., and (late) Everett Smith, Jr.

Minutes were taken for the first half of the meeting by Wade Junkins in the absence of the secretary.

Selectmen John Smith and Steven Kasprazak were present to arrange a joint meeting of the selectmen and the planning board to discuss the problem of "cleaning up" Ossippee Lake.

It was decided to hold such a meeting on Wed. evening, April 21, at Rollins Solution offices.

The following list of Planning Board members for 1971 was given the secretary by the selectmen:

Clinton Woodsome	5 yrs.
Everett Smith, Jr.	4 "
John Hanscome	3 "
Linwood Rollins	2 "
Wade Junkins	1 "

Alternates: Forrest Abbott, Jr., and Andrew Woodsome, Jr.

Mr. Clinton Woodsome was elected chairman of the board for 1971, and Everett Smith, Jr. was elected secretary.

Secretary was given permission to purchase a supply of postage stamps.

Adjourned at 8:30 PM.

Everett Smith Jr.

Sec'y

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of special meeting held Apr 21 at Rollins Solution offices.
Present were: Clinton Woodsome, Linwood Rollins, Forrest Abbott, Jr.,
John Hanscom, Everett Smith, Jr., Andrew Woodsome, Jr.,
Selectmen John Smith, Steven Kasprazak, Norman Taylor.

Meeting called to order by chairman Clinton Woodsome.

Minutes of Apr 14th meeting read and accepted.

Mr. Linwood Rollins called on to start the discussion.

He asked what the town and the board are going to do about pollution around Ossipee Lake.

Some Suggestions were;

Let the people interested form an association to learn how the lake is being polluted and how to clean it up.

Form a committee with authority to inspect cottages (septic tanks, etc.). Any violators to be given time to correct violations.

Have a public meeting of all cottage owners and have a speaker (biologist) tell them what is going on and how things could be corrected.

Forrest Abbott stated that the picnic area near Landry's is a source of pollution.

Rollins and Kasprazak told of a test that could be taken between ice out and ice in to show sources of pollution. Cost about \$2500.00.

Discussion was interrupted to hear Mr. Harry Zanni tell of a strip of land available for a town office building site. It is on old Alfred Road (from Dyer's to Waterboro Center). Belongs to Mr. Leon Bean.

Asking \$2500.00/

Mr. Kasprazak said it may be possible to get government subsidy if the town plans to use part of the land for ball fields, etc.

Selectmen and Board all agreed that it sounds like a good location and a good price.

It was voted that Mr. Zanni be instructed to draw up an agreement of sale paper and that the treasurer of the board give him a check for \$50.00 as a binder.

Voted that the selectmen call a special town meeting to present this to the people, and that they include an article to use \$2500.00 from the municipal building fund.

Resumed discussion of the Ossipee Lake problem.

Kasprazak told of an University of Maine report that sewerage is feeding algae and weeds and that Ossipee Lake was included in list of 22 lakes that are threatened.

An old "Ossipee Lake Association" was mentioned and it was suggested that it might be well to try to reactivate it. John Hanscom will ask Dr. Davis if he knows anything of it.

It was suggested that the selectmen get some signs reading "Keep Ossipee Lake Clean" and put them in strategic locations about the lake.

It was voted to hold another meeting (joint) Mon. Evening Apr 26 at the town house at 7:00PM and to invite Mr. & Mrs. Zanni, Merrill Pazolt, and two or three others interested, to continue the discussion.

Adjourned at 9:05 PM.

Everett Smith Jr.
sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of special joint meeting held Apr 26 at the Town Hall.

Present Were; Clinton Woodsome, Linwood Rollins, John Hanscom, Forrest Abbott, Jr., Andrew Woodsome, Jr., Everett Smith, Jr., Selectmen Norman Taylor, John Smith, Steven Kasprazak. Visitors Gerard Daudier, Everett Webber.

Time of meeting was delayed to 8:00 PM because of another meeting taking place in the hall.

Meeting called to order by Clinton Woodsome.

Minutes of joint meeting held Apr 21 read. Accepted after suggestion to add phrase "amount of pollution" to paragraph concerning summer long test of lake for pollution.

Chairman Woodsome asked members to restrict discussion to problem of Ossipee Lake's pollution.

John Hanscom reported that an older Lake Association did at one time exist. However, Mr. Fred Gould informed him that as far as he knew, no money was left, and the organisation had disbanded.

Mr. Woodsome reported that two game wardens had been invited to the meeting, but neither was free.

Forrest Abbott reported that a bad leak existed in the new dam at the outlet of the lake.

Selectmen reported that the signs "Keep Ossipee Lake Clean" were ordered, and should be ready Apr 27th.

John Hanscom said that he thought if an association is formed, it should be for all lakes in town. General opinion seemed to be to start with Ossipee Lake Association, and see what could be done with that.

Also to push the organisation of the association this year, nad get the pollution test next year.

After some discussion it was voted to -

Send a letter to all property owners around the lake, signed by two or three interested persons.

Enclose a photostatic copy of the news report of threatened pollution of the lake.

Steven Kasprazak will draft the form letter to be sent.

John Hanscom will check addresses, with the assistance of two or three others.

Clinton Woodsome said the envelopes should have a return address for replies. Mr. Daudier offered to let them use his name.

The date of Sat. June 26 at 2:00 PM was set for a meeting of the property owners and other interested persons.

It was decided to post copies of the letter in all public places.
Adjourned at 9:50 PM


Sec'y, Planning Board.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held May 12 at Rollins Solution offices.

Present Were; Clinton Woodsome, Linwood Rollins, John Hanscom, Everett Smith, Jr., Andrew Woodsome, Jr., Wade Junkins.

Meeting called to order by chairman Clinton Woodsome.

Minutes of special meeting held Apr 26 at the Town Hall read and accepted.

Sec'y reported that Selectman Norman Taylor said the date of the meeting for lake property owners was changed from June 26 to June 19 because of a Boy Scout auction scheduled for the 26th.

We were visited by Mr. Richard Gilcrest, Mr. Donald Hagerman, and a Mr. Wicks. Mr. Wicks is buying a developmnet on Ossipee Lake from the other two, and they were present to talk it over with us. They had some plans drawn up by Mr. John Rossborough, surveyor.

Percolation tests had been made and seemed satisfactory.

The development has one small lot on the lake front with 85' frontage. It is too small for a building. They are going to have it stated in the deeds of each lot sold that the shore lot is to be common property, to be used for bathing beach only. Not to be used by vehicles, or launching or docking of boats. They will give us photostatic copies of this for our records.

The board voted to meet on May 19 at Rollins offices at 7:00 PM to sign final plans that Mr. Rossborough will bring, if they are satisfactory.

Mr. Rossborough also had proposed plans for a house lot development he is preparing at the south end of Waterboro village along the old R. R. roadbed on land formerly belonging to Mr. Ralph Owen. He plans 6 house lots, restricted to \$18,000 homes. Will bring final plans for our approval later.

It was suggested to Andrew Woodsome that the Boy Scouts see about picking up litter on roadsides in town. He said he would speak to the directing committee about it.

It was voted to request the selectman to get a water test of Carpenter Brook no later than June 1 if possible. It was felt that the results of this test could be used as a standard when Waterboro Co. starts their de-greasing plant and the brook is checked again for pollution.

Adjourned at 9:00 PM.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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Minutes of special meeting held at Rollins Solution offices May 26.

Present were: Clinton Woodsome, Andrew Woodsome, Jr., Wade Junkins, Linwood Rollins, Everett Smith, Jr.

Chairman Clinton Woodsome called the meeting to order at 7:00 PM.

Mr. Donald Hagerman was present with plans of "Birchcrest" development at Ossipee Lake.

He said that he would be certain that a copy of "common property beach lot" is recorded with the plans.

The board voted to approve the plans, and this was done. The plans included lots 1 to 18.

The plans of Mr. John Rossborough for some house lots at the south end of So. Waterboro village was presented.

After some discussion, it was voted to recommend that Mr. Rossborough change his plans to provide for a "turn around" at the south end of his access road, before approving the plans.

The secretary will notify Mr. Rossborough of the board's decision.

Adjourned at 7:50 PM.

Everett Smith Jr.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

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Minutes of Special Meeting held June 7, 1971 at Rollins Solution.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., Wade Junkins, Forrest Abbott, Jr., Selectmen Starr King and Stephen Kasprzak and Conservation Commission member John Winslow.

Meeting called to order by chairman Clinton Woodsome.

Minutes of previous meeting read and approved.

This meeting was called to meet with Attorney Robert Ferguson. However Mr. Ferguson was unable to attend, but will be at our regular meeting on June 14. It was reported that at a meeting with the selectmen, Mr. Ferguson said that our Building Code needs major revision.

Two representatives of Lake Arrowhead development were present. It seems that the bank will not approve loans for building on two lots included in a section approved by us before September, 1971, but the sale of which was recorded after that date. The bank wants the Planning Board to "Re-affirm the approval of the subdivision in accordance with a ruling of the State Attorney General". Since the Planning Board has had no notice of this from the Attorney General and to date no positive affirmation, it was decided to wait until we can talk with Mr. Ferguson and get his advise.

The Arrowhead representatives said they would send a booklet containing maps of all sections of Lake Arrowhead showing all roads, etc., but not individual lots. Also to include an over-all map.

In August, 1971, the Board met with Mr. Myron Lamb and Mr. Richard Tillson to discuss writing a comprehensive plan. During the discussion, they examined our Subdivision Regulations and said they were very good. They offered to take a copy with them, go over them, and suggest any revisions necessary. Since we have heard nothing about this to date, the secretary was instructed to write the Southern Maine Regional Planning Commission and try to obtain the suggested revisions.

Linwood Rollins wondered if a meeting with contractors and developers in the area to discuss the subdivision regulations recommended by the S. M. R. P. C. would do any good. It was decided to wait until after the next regular meeting and see what the lawyer says. Also to give priority to the Building Code at the meeting.

The secretary was instructed to write to American Insurance Association and request their booklet "Abbreviated National Building Code".

Adjourned at 9:00 PM.

Next regular meeting June 14 at 7:00 PM at Rollins Solution offices.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held June 9 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., John Hanscom, Andrew Woodsome, Jr., Wade Jenkins

Meeting was called to order by chairman Clinton Woodsome at 7:15 PM.

Minutes of previous meeting read and accepted.

Secretary reported that selectman Norman Taylor told him that Steven Kasprzak would take care of getting sample of Carpenter brook.

Andrew Woodsome said that he was told that the selectmen did not want to take sample of brook at this time. He called Kasprzak to check, and Kasprzak said he would come to the meeting and bring the paper telling cost of getting sample. When he came, he explained that the selectmen did not want to use incidental money to pay for getting sample. According to his information, it would cost between \$17.00 to \$20.00 for a sample.

The board voted to hire Dr. Grullo, of Nason College, to take the test, and to pay for it with Planning Board funds. Steven Kasprzak will take care of it.

Linwood Rollins said that Stuart DeRoche, State Fisheries Biologist, took a sample of the brook for him on June 9th. The result was;
Ph - 6.4 Oxygen content 60 per million at 72 deg. F.

Plans from Lake Sherburne were presented. - Sec. 3, Lots 16 thru 23. They met specifications and it was voted to approve them. This was done.

It was voted that as many members of the board as possible would meet with the selectmen at the Town Hall Tues. June 15 at 7:30 PM., to discuss getting the meeting of the lake property owners on June 19 underway

On June 17 a notice will be in the Press Herald and the Sanford Tribune concerning application to the E. I. C. for a permit for a public hearing concerning Waterboro Co's degreasing operation.

John Rossborough was in and picked up his plans. He will make a "turn Around" as suggested, and return plans for approval.

Meeting was recessed at 8:15, so the board members could go and inspect the cooling pond of Waterboro Co's degreasing plant. Meeting was adjourned at that spot after the inspection.

Everett Smith Jr.
Sec'y

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held June 14, 1971 at Rollins Solution offices.

Present were: Linwood Rollins, Andrew Woodsome, Jr., Gordon Carpenter, Everett Smith, Jr., Wade Junkins, Clinton Woodsome, Forrest Abbott, Jr., Selectmen Starr King, John Smith, and Stephen Kasprzak, and Conservation Commission member John Winslow.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting read and approved.

Attorney Robert Ferguson was present to give advice about the Building Code. To start, he said he would advise us to adopt a new Building Code. Ours is so full of items that belong in other ordinances that it is useless.

The best way to start would be to adopt the Abbreviated National Building Code or some other model code as is, then amend as we find the need for it.

About the problem from last week of re-affirming subdivisions we approved before Sept 1971, we learned that the attorney-general has issued a new directive, that the "grandfather clause" will apply to such instances; so we can ignore the request to for re-affirmation.

If we want to control modular, pre-fab, and mobile homes, we should do so in separate ordinances and not include them in the Building Code.

In holding a public hearing about the Building Code, either the Planning Board or the Selectmen may call for it. The Selectmen should call the Town Meeting.

Mr. Ferguson will take a copy of our subdivision regulations and evaluate them for us, then recommend any deletions or additions needed.

It was voted that the chairman should return the request to the S. H. R. P. C. to work on town map of land usage this summer, preparatory to writing a comprehensive plan.

Mr. Ferguson answered a number of questions for the Planning Board members and the Selectmen, for which we were all grateful.

If we get enough copies of the Abbreviated National Building Code, the chairman will call a special meeting. Otherwise, the next regular meeting will be July 12 at 7:00 PM at Rollins Solution offices.

Meetings adjourned at 9:00 PM


Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
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Minutes of meeting held July 14 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., Forrest Abbott, Jr., Wade Junkins. Also Selectman Steven Kasprzak.

Meeting called to order by Chairman Clinton Woodsome at 7:20 PM.

Minutes of meeting held June 9 read and accepted.

Steven Kasprzak reported that the tests on Carpenter brook was taken June 10th. Voted that the Board have tests taken of the brook once in July and once in August also. Steven Kasprzak will take care of it.

The idea of having a town Conservation Commission was discussed. It was thought that perhaps the members should be elected by vote of the towns people.

It was voted that we draft an article to form a Conservation Commission in the Town of Waterboro, and present it to the selectmen immediately to be included in the warrant of the next town meeting. Clinton Woodsome said he would see to it.

The firemen's committee working on putting signs around Ossipee Lake was in to see if we had any more ideas or plans for them. They were told that they had the money appropriated to them and as far as the Planning Board is concerned, they should go ahead as they saw fit, as long as the money lasts.

The matter of the town having a public bathin beach on Ossipee Lake was discussed. It was suggested that the town ought to buy some land for such a place if possible.

Voted that the chairman talk with Dr. Davis on behalf of the Planning Board and sound him out about exchanging osme land with the town to use as a public beach.

Adjourned at 9:10 PM.

Next regular meeting will be August 11.

Everett W. Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Aug 11 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., Andrew Woodsome, Jr., Forrest Abbott, Jr., John Hanscom.
Also selectmen Stephen Kasprzak and John Smith.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of meeting of July 14 read and accepted.

Chairman Woodsome gave Secretary a copy of the letter he sent to each selectman concerning getting a Conservation Commission in town. It will be filed with the minutes of this meeting.

Chairman Woodsome reported that he talked with Dr. Davis, and he has no land for sale. Woodsome did not push the idea of swapping land at this time.

Linwood Rollins reported that the Waterboro Co. apparently had a leak in their settling lagoon on July 28. He and ~~Stephen Kasprzak~~ had authorized another test on Carpenter Brook at that time. Also they notified The E. I. C. and the Fish and Game Commission. The board voted to approve their action.

The result of the first test on Carpenter Brook has been received from Nason College and will be filed with the minutes. Sec'y will send check for \$17.45 to cover the bill.

Clinton Woodsome said that Mr. Lamb and his assistant could not both make tonight's meeting as planned, but could both be here Aug 25th. It was voted to hold a special meeting Aug 25th at 7:00 PM at Rollins Solution offices. The selectmen will be invited to attend.

Chairman Woodsome said he had some reports from the Soil Conservation Service, that some tests on Birchcrest development on Ossipee Lake and Rossborough's development in South Waterboro came out poor. He will invite a representative to come to our meeting in September to explain in detail.

It was voted that Clinton Woodsome send or take a copy of Rossborough plan to the Soil Conservation Service and ask why their tests do not agree with the tests on the plan.

Linwood Rollins reported that Mr. Elwin T. Howard of the Dept. of Health and Welfare told Mrs. Rollins that one home on Pearl Street in So. Waterboro has a well that has been condemned (for nitrates). Clinton Woodsome said this will come out in their report.

Raymond Ricard was in with plan of development on old Alfred Road, across road from property the town is buying for municipal building.

Includes lots 1 to 11. Voted to approve the plan. Done.

Some talk about public bathing beach on Ossipee Lake. John Hanscom says there is a beach on the west side reserved for the public. He will bring in plan showing it.

Discussion on what the town owns for land at the outlet, and what it needs there - and if there is any that can be used to swap for another lot somewhere else. No firm decisions reached.

Adjourned at 9:15 PM

Special meeting Aug 25th at 7:00 PM Selectmen invited.

Next regular meeting Sept 8 at 7:00 PM

Everett Smith Jr. Sec'y.

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.

Waterboro Planning Board

TOWN OF WATERBORO
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Minutes of meeting held Sept 8 at Rollins Solution offices.

Present were; Clinton Woodsome, Everett Smith, Jr., Forrest Abbott, Jr. John Hanscom, Andrew Woodsome, Jr.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting read and accepted.

Mr. Earl Morrison of the Soil Conservation Commission was present to explain the reports they had sent recently to Chairman Woodsome.

It seems that they use four colors to indicate various soil conditions. They are: Green - Good; Yellow - Fair; Red - Poor; Blue - No Good.

The yellow areas shown on the reports did not necessarily mean that the land was not suitable for septic tanks. He said he wouldn't condemn any areas because they were colored yellow.

He said that when he sends any more reports of areas that have been tested, he will add some comments on them.

He has some copies of maps of what areas in Waterboro have been tested. He will send us what he has.

He explained some of the work of the Soil Conservation Commission.

John Rossborough's plan of his development in So. Waterboro was approved. Includes Lots 1 through 6. Sec'y will notify Mr. Rossborough of the fact.

Henry Milne submitted a plan for approval. Since no lots were shown on it, it was felt that there was nothing to approve. Clinton Woodsome will return it to him and advise him to show the individual lots.

If we hear from Mr. Lamb and Mr. Tinsman soon enough before the next regular meeting (Oct 13), Chairman Woodsome may possibly call a special meeting to work on the comprehensive plan.

Adjourned at 9:00 PM.

Everett Smith Jr.

Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Oct 13 at Rollins Solution offices.

Present were: Linwood Rollins, Andrew Woodsome, Jr., Forrest Abbott, Jr., Everett Smith, Jr., Clinton Woodsome.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of previous meeting read and accepted.

Letter from county extension secretary read and will be put on file.

Letter from E. I. G. read. It was in answer to report Steven Kasprzak sent to them concerning Carpenter Brook. Will be put on file.

Linwood Rollins reported on meeting he attended two weeks ago at Y. C. R. P. G. He said about all he learned was that if towns do not write up a Comprehensive Plan the State will, and if the State doesn't the Federal Government will.

Secretary directed to request 10 copies of "Private Sewerage Disposal" from State Department of Health and Welfare.

Henry Milne submitted another plan of his development on the old Alfred Road for approval. Voted to hold it over and ask him to come to the next meeting and answer questions about it. Sec'y ordered to notify him the lots should be numbered and the plan should be on linen. Also to show boundary lines for whole development.

Sec'y ordered to obtain some colored marking pens to use in filling in town map for comprehensive plan.

Voted to hold special meeting Oct 27 at 7:00 PM at the Town House to work on map. Also to invite the Selectmen and Conservation Commission.

Some talk about need for town to obtain a reservoir of water. Rollins will have a test of Moody Pond to present at next meeting.

Adjourned at 9:00 PM.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of ~~Special~~ Meeting held Nov 11, 1971 at Waterboro Town House.

Present were; Clinton Woodsome, Andrew Woodsome, Jr., Wade Junkins, Forrest Abbott, Jr., and Linwood Rollins (acting Secretary).

Conservation Commission members present; John Winslow (chmn.), Robert Pazolt, and Ronald Dyer.

Fire Dept. members present; Chief Frank Laskey, Andrew Woodsome, Sr., and Lawrence Morrill.

Meeting called to order by Chairman Clinton Woodsome at 7:20 PM.

The firemen wanted to know if we had any ideas to improve the sign installation around Ossipee Lake. The Planning Board felt they had a very good plan and that the firemen should go ahead with the project. The firemen confirmed that they were satisfied with our feelings.

The Planning Board next talked to Henry Milne, who had no plat plan ready. He was questioned aboutt the back boundary of his development. He said he is going to use the brook as a boundary on that side. He will have a plan ready for the next meeting. The secretary will notify him of the time and place of the next meeting.

Next we had a "swap-shop" type meeting with the newly appointed Conservation Commission. It seems that in several areas we can help them, and they in turn can help us.

The map we started work on is not satisfactory. We all agreed on this. John Winslow will have copies of the Tax map made up for us as soon as possible.

Adjourned at 9:10 PM. Next meeting Nov 22 at Rollins Solution offices.

Everett Smith Jr.

Sec'y. (Notes taken by L. Rollins.)

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of special meeting held Nov 22, 1971 at Rollins Solution offices,

Present were; Linwood Rollins (until 7:30), Clinton Woodsome,
Andrew Woodsome, Jr., Everett Smith, Jr.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of meetings held Oct 13 and Nov 11 read and accepted.

John Winslow was contacted by telephone. He said he has not had an opportunity to have the tax maps copied to date. Will do so at the first chance he has.

It was voted that the building inspector (Mr. Merrill Pazolt) be invited to all meetings of the planning board, and that he be notified of such meetings the same as members are.

It was decided that it would be better if individual members work on the map and fill in what they know of their own section of town. Andrew Woodsome, Jr will take it first, then pass it on to another member.

Adjourned at 8:05 PM. Forrest Abbott, Jr came just as we were leaving. Couldn't make it earlier.

Next meeting Dec 8 at Rollins Solution offices.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes of meeting held Dec 8 at Rollins Solution offices.

Present were; Linwood Rollins, Everett Smith, Jr., Clinton Woodsome, Wade Junkins, Andrew Woodsome, Jr.

Also Merrill Pazolt and Robert Pazolt.

Meeting Called to order by Chairman Clinton Woodsome.

A discussion was held to get suggestions on the requirements of a municipal building. Some suggestions were;

Seven offices (about 12' x 12'0; one 14 man conference room (14x300 an auditorium (40'x40') a 30,000 sq. ft. building- about 50'x60' or perhaps 45'x 70'. Colonial style architecture.

Wade Junkins will try to get an estimate on the cost of this size building. Also will bring plans he had drawn up to the next meeting.

It was suggested that we have an estimate on the cost of just an office building, the price of an office building with an auditorium, and the price of an office building with an auditorium and facilities for a central fire station.

Stanley Littlefield was in with plan of Henry Milne's development on Old Alfred Road. The plan was approved by the Planning Board. It includes lots 1 through 28.

A plan for Dr. Allan Davis' development on Webber Road and Ossipee Lake in No. Waterboro was approved. It includes lots 1 through 4.

John Winslow delivered the first batch of copies of the town tax map.

Robert Pazolt had some ideas from the Conservation Commission. They wanted to know what the planning board thought of the idea of doubling the size requirement of building lots to 40,000 sq. ft. Some discussion of the idea but no firm decisions reached. The board will continue to consider this matter, for it is one of the problems to be solved when the Comprehensive Plan is written.

Also some discussion on the need for the town to require that any roads accepted in the future should meet T. R. I. Standards. No decision reached on this question.

Adjourned at 9:05 PM.

Next meeting (special) on Wed Dec 8 at 7:00 PM at Rollins Solution.

Everett Smith Jr.
Sec'y.

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

Minutes Of special meeting held Dec 29 at Rollins Solution offices.

Present were; Clinton Woodsome, Linwood Rollins, Everett Smith, Jr., Wade Junkins, Forrest Abbott, Jr.

Also Stephen Kasprzak and Merrill Pazolt.

Meeting called to order by Chairman Clinton Woodsome.

Minutes of the previous meeting read and accepted.

Wade Junkins had some preliminary plans of a municipal building to show. The only price to date that he had was a preliminary one - \$93,000 for complete building (offices, auditorium, and fire station). He will obtain estimates later for separate buildings.

It was mentioned that when a central fire station is built there will be need for three permanent firemen. They could serve also as custodians of the municipal building.

It was voted that Wade Junkins show the plans to the firemen at their next meeting to get their reactions. Also he will pursue the plans further to have some figures for town meeting.

We were told that regular plans that contractors could use to give accurate estimates would cost about \$1,000.

It was proposed to have a 4' by 8' plywood board arranged with plans to show at town meeting. Clinton Woodsome will see about it.

A plan was presented from A. J. Cameron's development at Lake Sherburne

however, none of the lots were up to the 20,000 sq. ft. minimum required. He will be notified.

It was voted that the board is in favor of an article in the town meeting warrant stating that no house trailers may be placed in Waterboro except in authorized trailer parks.

It was moved that an article be placed in the warrant requiring that all roads accepted by the town in the future must meet T. R. I. standards. It was decided to table this motion for the time being, in order that more information about the standards be obtained.

Adjourned at 9:00 PM.

Next meeting Wed Jan 12 at 7:00 PM at Rollins Solution offices.

Everett Smith Jr.
Sec'y.

Report of the Waterboro Planning Board for 1971

The Waterboro Planning Board meets on the second Wednesday of the month, usually at Rollins Solution offices. Several special meetings have been held in addition to these regular meetings.

The board has obtained preliminary rough sketch plans from two different engineers to get ideas for a municipal building. Their aim is to have some kind of proposal ready for the annual town meeting.

A committee from the fire department worked with the board to plan a method of numbering the cottages around Ossipee Lake. This would be a great help for the fire Department, and enable them to speed up the location of a fire or other emergency around the lake.

We have worked with the selectmen and interested cottage owners to get an Ossipee Lake Association started, to fight pollution in the lake.

A biologist from Nason College was ~~#####~~ engaged to obtain chemical samples of Carpenter Brook, to use for future reference standards if needed.

The selectmen were urged to include an article in the warrant of a special town meeting this summer to get the town to form a Conservation Commission.

Since early Fall, with the assistance of the York County Regional Planning Commission, The board has been working toward writing up a Comprehensive Plan for the town. This is required by the State now, and if the town does not write it's own, the State will do it, and at considerable cost to the town. At present, we are working on a map of the town which will show the location of all private dwellings, public houses, commercial and industrial buildings, etc., which will be a help in showing various areas of development. It is hoped the Comprehensive Plan will be ready by late Spring or early Summer.

Everett W. Smith
Secretary

Waterboro Planning Board Financial Statement, 1971

Balance on Hand, Jan 1, 1971 \$212.68

Paid to - Postage (Stamps and Post Cards) . .	\$16.00
Four tests of Carpenter Brook (\$17.45 per test)	69.80
Colored Marking Pens	9.27

212.68	95.07
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Balance on Hand, Jan 1, 1972

\$117.61

Everett Smith Jr.
Sec'y