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SPECIAL AGENT  
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Town of Waterboro  
Maine

1990 Town Comprehensive Plan

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Book 1:  
*Inventory & Analysis*

*Developed by:*

Waterboro Comprehensive Plan Committee  
Waterboro Town Planners Office

*Prepared by:*

Sebago Technics, Inc.  
Westbrook, Maine

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## Book 1: Inventory & Analysis

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Dwayne G. Morin

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Westbrook, Maine

Tad Redway, Project Planner

## ACKNOWLEDGMENTS

The completion of a Comprehensive Plan such as this one is possible only through the cooperative efforts of a large number of persons. The Town of Waterboro Planning Board and Planning Department are indebted to the personnel on the staffs of various State and Federal agencies, local volunteer boards and committees, citizens, and the staff at Sebago Technics, Inc.

A special word of thanks is due to the Waterboro Selectmen's Office, Comprehensive Planning Committee, Finance Committee, and Focus Group Participants. Without the numerous hours of meetings that these people contributed to this project, this plan would never have come to fruition. A very special word of thanks is due to Jon Gale and Deborah Downs for their idea of Focus Group Discussions and then volunteering to organize, conduct and prepare a written report on the discussions for inclusion in this plan.

Dwayne G. Morin  
Waterboro Town Planner

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Dear Waterboro Residents:

After a year and a half of meetings, hours of research and analysis, and numerous heated discussions, the Waterboro Comprehensive Planning Committee in conjunction with the Board of Selectmen, Planning Board, Finance Committee, and Sebago Technics, Inc. are proud to present the 1990 Waterboro Comprehensive Plan to the Waterboro Residents for acceptance at the March 9th, 1991 Annual Town Meeting.

Although mandated by the State of Maine, it is the Committees belief that this plan reflects the values, ideals, needs and wants of the Town of Waterboro citizens. It was very important to the Committee to use as much public participation and input as possible in writing this plan. This is evident in the actions taken, such as the Community Attitude Survey, Focus Groups, Comprehensive Planning Workshops, and the Public Hearings.

These two books represent a wealth of information. Data was compiled and analyzed to determine what the strengths and weaknesses of the Town of Waterboro are. These strengths and weaknesses were based on the effectiveness of the Town's current regulations versus what the attitudes of the Town of Waterboro's citizens are. From this point goals, objectives, and policies were suggested, written, discussed in depth, and then rewritten again to achieve the best possible framework for the future of the Town of Waterboro. Then strategies were formulated so that the goals, objectives, and policies can be realized in the future.

It is the Committee's belief that this Comprehensive Plan represents an exhaustive, thorough, comprehensive, and coordinated approach to addressing all issues within the Town of Waterboro, the effectiveness with which these issues are addressed, and how the Town can improve on the handling of the different issues.

If taken out of context, like any lengthy document, individual sections can be picked apart so that they may seem inappropriate for certain segments of Waterboro's population. In any Comprehensive document where the subjects being dealt with effect a varied and diverse group of individuals it is almost impossible not to have any negative affect upon a small group. The Committee had to weigh these negative impacts on a small group against the whole of Waterboro. Then the Committee went to great strides to minimize any negative impacts upon any group. Decisions were then made,

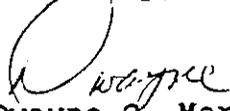
many of them very difficult but, all of them having the same goal -"What is in the best interest for the Town of Waterboro as a whole". It is hoped that this Plan is accepted as being for the good of Waterboro as a whole.

It must also be kept in mind that this document sets forth a framework from which the legislative and administrative body of government in the Town of Waterboro will work. Since projections and scenarios are used and new data will come to light in future years, this basic framework may change and in turn the Comprehensive Plan will change. This document is meant to be dynamic in nature. As time moves forward, different goals and policies will have to be developed and different implementation strategies will have to be formulated to keep the Plan current.

This Comprehensive Plan, however, will serve as a wealth of information in terms of Data and Implementation Strategies for future planning. The strategies outlined in the plan were formulated so they can be adapted to Waterboro's changing needs. The strategies coupled with the data base will serve as an important starting point for any future planning.

I would like to take this time to thank all those volunteers that helped in any way to produce this plan. The amount of hours that the volunteers spent on this plan were greatly appreciated.

Sincerely,

  
Dwayne G. Morin  
Town Planner