

**STATE OF MAINE**

Special Town Meeting, Waterboro, Maine (50 present)

The Inhabitants of the Town of Waterboro, Maine, qualified to vote in Town affairs, met at the Waterboro Town Hall at the stated time, 7 P.M., November 12, 1996, and transacted the following business pursuant to the foregoing warrant.

**ARTICLE 1:** Millard Genthner elected and sworn in as Moderator.

**ARTICLE 2:** Robert Fay made the motion to amend the Waterboro Zoning Ordinance, Article 2, Section 2.08 Size Reductions or Increases as follows:

In addition, any single lot of record on the date of enactment of this ordinance in any zoning district created by this ordinance may if the existing requirements of state law are met, be used to construct, renovate, or reconstruct a primary use structure in spite of the fact that realignment of lots is possible (see Section 9.01). Applications for building permits in cases where all applicable setback requirements cannot be met shall be reviewed by the Planning Board and may be appropriately conditioned to avoid harm to adjacent property owners and the public, in accordance with the standards set forth in Section 4.02 of this ordinance. (AMENDED 9/25/90) Departures from the usual dimensional requirements of this ordinance shall be kept to a minimum. Applications for building permits in cases where all applicable setback requirements can be met may be submitted directly to the Code Enforcement Officer and shall not require prior Planning Board review.

John Monteith, seconded. Voted, passed.

**ARTICLE 3:** Dennis Abbott made the motion to suspend with the reading of the article, Robert Fay, seconded. Voted, passed.

Robert Fay made the motion to amend Waterboro Subdivision Regulations Article VI, Section 6.2.8 as follows:

6.2.8 Within seven (7) days after submitting the Preliminary Plan, the developer shall notify by certified mail return receipt, all property owners within two hundred (200) feet of the perimeter of the proposed development that they have seven (7) days from the mailing date in which to register, by mail, with the Waterboro Planning Board, their adverse reaction and comment relative to the proposed subdivision. The developer shall, at the same time, send a copy of the notice and list of those notified to the Board.

Dale Witman seconded. Voted, passed.

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**ARTICLE 4:** Dennis Abbott made the motion to appropriate \$2,063. from the sale of surplus fire equipment for a new radio for the new ambulance. Maura Kruegar seconded. Voted, passed.

**ARTICLE 5:** Robert Fay made the motion to move the question. Beulah Kent seconded. Voted, passed.

Dennis Abbott made the motion to raise \$2,265. from unappropriated Surplus to perform winter maintenance on the East Shore Road.

Esther Prokey seconded.

Jon Gale called for point of order.

Motion failed to carry, 19-Yes, 21-No.

**ARTICLE 6:** Robert Fay made the motion to approve three year terms of office for the Tax Collector, the Treasurer, and the Town Clerk and to create a staggering of election at the March Town Meeting, the Tax Collector will be elected for a one (1) year term; the Treasurer elected for a two (2) year term; and the Town Clerk for a three (3) year term. Thereafter, all terms of office will be three years.

Robert Davis, seconded. Voted, passed.

**ARTICLE 7:** Robert Fay made the motion to authorize the Board of Selectmen to offer the remaining lots owned by the Town of Waterboro in Lake Arrowhead under the following conditions and to set a minimum bid amount.

and:  
\*Lots are to be sold to abutting property owners only on a sealed bid basis,  
\*Lots are to carry a non-buildable clause in the deed, This clause would prohibit any residence or dwelling unit to be built on the lot but would allow for accessory structures such as garages, etc.

Dale Witman, seconded. Voted, passed.

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**ARTICLE 8:** Robert Fay made the motion to amend the Parks and Recreation Commission Ordinance enacted at the Special Town Meeting, held June 7, 1983 as follows:

Subject to the approval by the Board of Selectmen, the commission shall be reportable to the Director of Parks and Recreation, and assist with the following duties as requested by the Director:

A) Care, maintenance and activities at the Town's parks, beaches and recreational areas:

B) Operation of the Town's recreational program; and  
C) Expenditure of all monies appropriated or available to carry out the purposes of the Ordinance and Parks and Recreation Program

Robert Gobeil, seconded. Voted, passed.

**ARTICLE 9:** At this time, it was the consensus of the people present to put Articles 9 through 102 in blocks of 15 with problem articles to be discussed at the end.

Robert Fay made the motion to dispense the reading of the remaining articles. John Monteith seconded, voted, passed.

Robert Fay made the motion to accept as presented Articles 9 through 23 , excluding Article 17 to be voted on at the end, the following road name changes:

- Article 9: Route 202 to Main Street
- Article 10: Route 5 to Sokokis Trail
- Article 11: Alpine Road (Lake Arrowhead) to Alpine Terrace
- Article 12: Beaver Run to Pheasant Run
- Article 13: Birch Street (Twin Pines Estates) to Frank Street .
- Article 14: Buxton Road to Townhouse Road
- Article 15: Center Circle to Center Court
- Article 16: Circle Drive to James Drive
- Article 18: Emery Road to Bradeen Road
- Article 19: Evergreen Road (Lake Arrowhead) to Sequoia Lane
- Article 20: Foxridge Circle (Lake Arrowhead) to Foxridge Court
- Article 21: Greenwood Drive to Balsam Drive
- Article 22: Gristmill Road to Holmes Road
- Article 23: Highpine Circle to Highpoint Circle.

Herbert Wishart, seconded. Voted, passed.

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**ARTICLE 24:** Dennis Abbott made the motion to accept as presented Articles 24 through Article 38, excluding Article 27 and Article 33 to be voted on at the end, the following road names changes:

- Article 24: Hollis Road to Townhouse Road
- Article 25: Hunter Circle (Lake Arrowhead) to Hunter Road
- Article 26: Kingston Circle to Kings Court
- Article 28: Lazy Brook Drive to Lazy Brook Lane
- Article 29: Lone Pond Road to Waterlilly Lane
- Article 30: Main Street (Twin Pines) to Robs Way
- Article 31: Mansion Road to Hooper Hill Road

- Article 32: Maple Drive to Poplar Avenue
- Article 34: North Circle to North Court
- Article 35: Oak Ridge Circle (Lake Arrowhead) to Ash Court
- Article 36: Oak Row (Beaver Ridge) to Harrison Drive
- Article 37: Old Dam Road to New Dam Road
- Article 38: Ossipee Lane to Emerald Lane

John Monteith seconded, voted, passed.

**ARTICLE 39:** Dennis Abbott made the motion to accept as presented Articles 39 through Articles 53 with the following road name changes:

- Article 39: Pennell Lane to Lots A Rock Lane
- Article 40: Pine Ave (Birch Acres) to Hemlock Avenue
- Article 41: Pine Street to George Street
- Article 42: Pine Drive to Ansel Drive
- Article 43: Pine Tree Drive (Beaver Ridge) to Fir Drive
- Article 44: Pleasant Acres Drive to Pleasant Drive
- Article 45: Pleasant View to Skyline Drive
- Article 46: Sandy Circle to Eagleview Court
- Article 47: Sandy Drive to Railroad Drive
- Article 48: Sayward Ridge Road to Starr Hill
- Article 49: Saw Mill Lane to Brackett Lane
- Article 50: Southwest Camp Road (Lake Sherburne) to Lake Sherburne

Road

- Article 51: Strawmill Brook Road to Straw Mill Road
- Article 52: Tim Woodward Road to Bagley Road Extension
- Article 53: West Buxton Road to Lords Road

Robert Fay seconded. Voted, passed.

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**ARTICLE 54:** Dennis Abbott made the motion to accept as presented Articles 54 through 68, excluding Article 61 to be voted on at the end, the following road name changes;

- Article 54: West Winds Drive to Dirigo Drive
- Article 55: Woodlawn Circle (Lake Arrowhead) to Acorn Court
- Article 56: Woodsman Circle to Lumberjack Court
- Article 57: Ossipee Lake Road to Laughing Loon Lane
- Article 58: Road not yet name of Chadbourne Ridge Road to Strout Lane
- Article 59: Lane not yet named just before Lakeside Market to be Graves

Lane

- Article 60: Road to Leisure Motel to Landry Road
- Article 62: 2nd small road off West Shore Road to Betty Lane
- Article 63: 3rd small road of West Shore Road to Courtney Lane
- Article 64: 4th small road off West Shore Road to Dana Lane

Article 65: 5th small road off West Shore Road to Esther Lane  
Article 66: 6th small road of West Shore Road to Fern lane  
Article 67: 7th small road off West Shore Road to Gale Lane  
Article 68: Portion of Ross Corner Road between West Road and stop sign at Gore Road to West Road

Robert Fay, seconded, voted, passed.

**ARTICLE 69:** Dennis Abbott made the motion to accept as presented Articles 69 through Article 83 excluding Articles 72 & 75 to be voted on at the end with road name changes as follows:

Article 69: Unnamed road off Brookside Drive to Mile Drive  
Article 70: Unnamed road off Sokokis Trail to David Road  
Article 71: Unnamed road just past Kasprzaks to Weatherbee Point  
Article 73: 2nd unnamed road off Silas Brown Road to Binnette Lane  
Article 74: 3rd unnamed road off Silas Brown road to Heron Cove  
Article 76: 2nd unnamed road off Webber Road to Dean Drive  
Article 77: 3rd unnamed road off Webber Road to Hush Puppies Road  
Article 78: Lake Drive to Logan Circle  
Article 79: Road to Ossipee Pines to Turtle Cove  
Article 80: North Star Circle to Penny Circle  
Article 81: 1st dirt road off Webber Road from Townhouse Road to

Domino Road

Article 82: 1st camp road off Townhouse Road to Whaleback Lane  
Article 83: Unnamed road off Whaleback Lane to Duck Cove

Robert Fay seconded. Voted, passed.

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**ARTICLE 84:** Dennis Abbott made the motion to accept as presented Articles 84 through Articles 102 excluding Article 102 to be voted on at the end, the road names changes as follows:

Article 84: 1st small camp road off East Shore Road to Rolling Rock  
Point  
Article 85: 2nd small camp road off East Shore Road to Moonshadow  
Drive  
Article 86: 3rd small camp road off East Shore Road to Biddeford Drive  
Article 87: 4th small camp road off East Shore Road to Wagon Wheel  
Lane  
Article 88: 5th small camp road off East Shore Road to Cotsifas Dive  
Article 89: 6th small camp road off East Shore Road to Banks Drive  
Article 90: 7th small camp road off East Shore Road to Nicole Drive  
Article 91: 8th small camp road off East Shore Road Chicodee Landing  
Article 92: 9th small camp road off East Shore Road to Hewes Drive  
Article 93: 10th small camp road off East Shore Road to Wakefield Drive

Article 94: 11th small camp road off East Shore Road to Phoenix Lane  
Article 95: 1st small camp road off Townhouse Road to Abbott Lane  
Article 96: 2nd small camp road off Townhouse Road to Black Cove

Road

Article 97: Private road not yet named off West Road near Grange Hall  
to Bean Pit Road  
Article 98: Road Connecting West Road to Middle Road to Scooter Way  
Article 99: Private road not yet named off West Road to Parker Drive  
Article 100: Private road not yet named off Old Alfred Road to Boulder

Drive

Article 101: Private road not yet named off Old route 5 to Rhoades Lane

Robert Fay seconded. Voted, passed.

**ARTICLE 17:** Robert Fay made the motion to accept as presented the following road name change:

Cotton Road to Deering Ridge Road.

Dennis Abbott, seconded. Voted, passed.

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**ARTICLE 27:** Robert Fay made the motion to reword from the presented name of Mayflower Drive for Lakewood Drive to Hanna Drive.

Charles Phillips seconded, Voted, passed.

Dennis Abbott made the motion to accept Hanna Drive for Lakewood Drive.

Charles Phillips, seconded. Voted, passed.

**ARTICLE 33:** Robert Fay made the motion to accept as presented the road name change of Middle Branch Pond Road/New Road to Blueberry Road.

Dale Witman, seconded. Voted, passed.

**ARTICLE 61:** Dianne Holden made the motion to amend Amy Lane to Johnson Lane. Donald Holden seconded. Pam L'Heureux explained that there is already a Johnson Road in Waterboro off the Deering Ridge Road. Motion defeated.

Robert Fay made the motion to accept as presented the road name change for the 1st small camp road off West Shore road to Amy Lane.

Herbert Wishart, seconded. Voted, passed.

**ARTICLE 72:** Robert Fay made the motion to correct the spelling of the road name change of the 1st unnamed road off Silas Brown Road to Connolly Point.

Pam L'Heureux seconded. voted, passed.

**ARTICLE 75:** Robert Fay made the motion to correct the spelling of the road name change for the 1st unnamed road off Webber Road to Mariah Way.

Dean Look, seconded. Voted, passed.

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**ARTICLE 102:** Robert Fay made the motion to accept as corrected the public road (not private) not yet named off Old Clark's Bridge Road to Happy Valley Loop.

Dale Witman seconded. Voted, passed.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Nancy Brandt, Town Clerk