

Waterville Estates Village District

Planning Board Public Roundtable Table Recap – October 1, 2022

Theme 1:

- Section #2 should be further developed to state that the community is pre-planned, and development can occur in established lots under the plan under State, Town and Association bylaws and ordinances.
- Section #2 should maybe include language on size of development and non-restricting existing views through additional development.
- Section #2 should be specific about allowed tree cutting (maybe refer to Association policy).
- Section #2 should be specific regarding enforcement actions should tree cutting policy be disregarded.
- Could something be added to describe the “peaceful” aspects of the community and point out noise, fireworks, trash, etc. as detractors to this vision.
- Could something be added about the storage of equipment, junk cars, etc. as prohibited items in the community.

Theme 2:

- Section #2 should emphasize cooperation between bodies with specific authorities, and specify steps to be taken should the cooperation deteriorate.
- Section #2 should state the role of the Manager in staffing, maintaining the facilities, and go to person with issues.
- This theme should be specific regarding the priorities of not letting the assets fall into disrepair, and specify the importance of the Community Center as the year-round facility.
- This theme should describe the importance of the Community Center as a shelter in extreme weather events.
- This theme should emphasize that the assets are to be run as businesses, and treated as such in planning, capital improvement, risk avoidance, and expansion.

Theme 3:

- Family activities should be emphasized.

Theme 4:

- The bodies with specific authority should be defined, and emphasis should be placed on having the defined lanes adhered to.
- Emphasis should be placed on how the Village District differs from a Town, and statements should define how the Village District will interact with State, Towns, and Association to manage land use.
- The Association needs to redefine its bylaws to better state what is acceptable and what is not, and clearly identify the ramifications of not following the bylaws, and where the enforcement will come from.
- Since land use spans several bodies of authority, it should be noted that volunteerism is important not only at the Village District level, but at the State and Town level.
- Something needs to be done regarding rentals. It was believed that since rental properties are becoming business operations, either limited information, or wrong information is being provided regarding what is acceptable, and what is not.
- We do not want to become and over regulated or under regulated community. Finding the sweet spot is important, and articulating and communicating that is the challenge.

Respectfully Submitted

Gerry Panuczak