

Waterboro Planning Board

TOWN OF WATERBORO
YORK COUNTY
MAINE

MINUTES OF MEETING HELD DEC. 3, 1969

Those present were Messrs. W. Junkins, H. Zanni, J. Hanscom, L. Rollins and from the Lake Arrowhead Estates Mr. Bowran, developer, Mr. J. Roberts, Attorney, and Mrs. Fabian, Sales representative.

Two more plans of Lake Sherburne sub-division were submitted and approved by the members present.

Section 1A - lots #1A thru #6A and #15A thru #24A
Section 3A - lots #25A, #27A, and #29A thru #32A

Selectman Clinton Woodsome, had earlier delivered the lock, keys and sign for the Lake Level Control Committee to H. Zanni. Mr. J. Hanscom agreed to put up the sign, attach the lock to the gate and distribute the keys to the assigned members of that committee.

Printed copies of the new "Sub-division Regulations for the Town of Waterboro" were distributed to all present, including the representatives of Lake Arrowhead. Copies will be mailed to members and alternates not present and to members of the Board of

Selectmen, Building Inspector and Town Clerk.

Attorney Roberts, representing Lake Arrowhead Estates, presented copies 3 preliminary plans

He informed the Board that the engineers would not have time to complete their work this year. 3 sections - all in the Waterboro area.

Finished plans will be bound and indexed in book form when completed.

Most lots will be 20,000 sq. ft. or over. Approximately 180 lots sold, some of which are 15,000 sq. ft. or more but some less than 20,000 sq. ft. were sold or under contract before the effective date of the revised statutes of Maine.

Water will be supplied from a central source. Lots will be individually sewered (septic tanks). Approximately 1,000 lots in Waterboro.

Mr. Bowran stated that his engineers will take care of the percolation tests.

Mr. Roberts was asked if the developer was required to submit a plan to the Planning Board for approval and an approved plan recorded at the Registry of Deeds before lots were sold with reference to that plan (as stated in "Information Pamphlet #1, "Regional and Municipal Planning Statutes in Maine - 1967", taken from "title 30"). He said that since the engineers had not completed the plans, most of the lots sold were measured in metes and bounds and only a few had been sold with reference to a plan.

(Continued)

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MINUTES (Concluded)

As sections are completed copies of the plans will be submitted to the Board.


Including contour overlays, transparencies, etc.

Lots are being sold for recreational or second homes.

Will maintain own roads for 20 years.

Will not burden the town in any way.

Respectfully submitted,

A handwritten signature in blue ink that reads "Harry A. Zanni". The signature is written in a cursive style with a large, stylized "H" and "Z".

Harry A. Zanni, Secretary