

# Waterboro Planning Board

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Town of Waterboro  
Regular Meeting of Planning Board  
April 10, 1974 - Minutes -

The regular meeting convened at St. Stephen's Hall at 7:00 p.m., April 10, 1974. Members present were: Stuart Gannett, Chmn., Wade Junkins, Dan Willett, and Frank Goodwin. Guests: Miss Gannett, Douglas Evans, Stanley Harmon, and Carl Laws, Director of S.R.C.C. Reading of minutes was passed over.

Douglas Evans presented a revised final plan of Lake View development having added to it an existing right-of-way, which was inadvertently omitted from the original, leading from Rt. 5 into lot 8 thence turning through lots 7, 6, & 5, in that order, for normal access. Action: Taken under advisement for action.

#### Stanley Harmon: Development:

Mr. Harmon expressed his concern that his final plan had not received approval and a letter from his legal counsel was read urging the board to act or show just cause for further delay. It was pointed out by the Chairman and others that the developer had not complied with Article VI, Section D., paragraph 3 relative to dimensions of boundary lines; paragraph 7 of same Article section relative to placement and location required iron pins of monuments as specified; and Article VII, section D, paragraph 1 relative to the delineation of engineering center line for streets. It was further pointed out that if these requirements are not met it is difficult or, in this case, impossible for the Board, during field review, to effectively discharge its responsibilities under Article II of the Subdivision Regulations, most especially section K. Mr. Harmon agreed to have these additions made to the plan, the required pins placed and the revised plan presented at the Board's next regular meeting on May 8. A tentative date of May 4, 9a.m. for representatives of the Board to meet with him at the site for further review - weather being suitable.

Arrowhead: The Department of Environmental Planning has requested the Boards' recommendations relative to a plea from the Arrow-Head organization for the waiver of minimum lot size regulation on a considerable number of lots. Based upon the Boards' knowledge of the topography, soil and water conditions and drainage difficulties in the area a motion was made by Chm. Gannett, seconded by Mr. Junkins and unanimously approved by the Board to oppose the waiver. A letter will forthwith be sent to the

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D.E.P. expressing that decision. Afterwards a letter from the S.M.R.P.C. was read which convinced in the wisdom of this action.

Columbia Associates: A letter was received and read by the Chairman which stated that the developer had decided to abandon their proposed development.

Beaver Ridge: Final plan was received and will be reviewed at a subsequent meeting.

The main purpose for Carl Laws visit was to present the Board with a town map on which was delineated, among other information, the boundaries of the Saco River Corridor along the Little Ossipee River and also the line of demarkation of the 100 year flood plan the latter, as well as could be determined. Mr. Laws requests the Planning Board to identify on the map the areas which it would recommend for each of the several land use districts proposed by the Commission.

An informal meeting was scheduled for April 17 at Mr. Gannetts' home. Meeting adjourned at 10:20 pm.

*Frank R Goodwin*  
*Secy. (Acting)*