

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

## SPECIAL MEETING

April 24, 1974

The Meeting was convened at approximately 8:30 p.m. after the on-site inspection of the Beaver Ridge development, at St. Stephens's Hall. Members present were: Stuart Gannett, Chmn., Wade Junkins, Dan Willett, Daniel Sanford and Frank Goodwin. Carroll Stevens, a prospective member, was also present.

### Beaver Ridge Development:

Messrs. Payeur, Nolette, Plumb, Haines and Boston were present for the Developer.

The Developer's Final Plan was reviewed and his plans for rate of development were discussed. The Resource Conservation Areas received considerable discussion relative to responsibilities for maintenance and policing. It was determined that the maintenance and preservation should be the responsibility of the Developer or, in due time, turned over to an association of the combined tenants of the Development. Although it was not definite, it was suggested that the Town should have the power to inspect these areas and to see that these responsibilities are satisfactorily discharged. The Developer suggested that, on slopes greater than 15 %, as a guard against excessive erosion, no tree greater than 4 inches in diameter at a point 2 feet above ground be cut without the Town's permission. Since the existing growth on this development consists mainly weed species it was the Board's opinion that more restrictive wording should be used. The Developer agreed to change the name of Ridge Road to Partridge Road. Developer stated that the homes would be of the expandable type and estimated that there would be 20 starts in 1974 and a greater number in '75, completion in '76. D.E.P has approved individual wells and septic tank-leeching bed sewage disposal. Since only a portion of the development was covered in this inspection a date of April 27, 1974 was set for inspection of the remainder.

### Lake View Development:

On receipt of a letter from Douglas Evans signed by all parties involved as agreeing to the existence of a 25-foot right-of-way entering from Rte. 5 into lot 8 and continuing through 7, 6, and 5, in that order, the Board agreed to sign the revised plan.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

SPECIAL MEETING

April 24, 1974

Little Ossipee Estates--David Eon

It was moved by Chmn. Gannett, seconded by Wade Junkins, and unanimously voted that Mr. Eon be advised to refile a Preliminary Plan. The secretary was instructed to send him a copy of the proposed zoning by-law.

Wilderness Acres--Stanley Harmon

Secretary instructed to reply to Mr. Harmon's letter of April 15.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy (acting)