

Waterboro Planning Board

TOWN OF WATERBORO
MAINE

REGULAR MEETING--MAY 8, 1974

Meeting was called to order at 7:00 p.m. by Chmn. Stuart Gannett. Others present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin. Michael Smith, from the Sanford Tribune, attended. It was moved by Daniel Willett, seconded by Wade Junkins and unanimously voted to approve the minutes of the April 24 th meeting without reading (each member having a copy).

Election of officers for 1974 was held. Wade Junkins voted, Daniel Willett seconded and the Board unanimously voted to empower the secretary to cast one ballot electing Stuart Gannett Chairman--it was so done. Daniel Willett moved, Wade Junkins seconded and the Board unanimously voted to empower Chmn. Gannett to cast one vote electing Frank Goodwin Secretary-Treasurer--it was so done.

RAYMOND RICARD--(Birch Acres)

Mr. Ricard presented a case where the owner of one of the lots in Birch Acres desired to purchase from Mr. Ricard an adjoining parcel. Chmn. Gannett stated that the Board would consider the case and inform Mr. Ricard of the proper action to take, and requested him to furnish a plan of land of the Birch Acres subdivision with the parcel indicated thereon. The Secretary was instructed to confirm this request by a letter.

WILDERNESS ACRES

The Board, having made an on-site inspection of this development on May 4, reviewed the Final Plan and found it to be in order. Daniel Sanford moved, Daniel Willett seconded and the Board voted by a decision of 4 affirmative and 1 opposing to approve the subdivision subject to the following condition:

On slopes of 0 to 10 percent grade, there be no restrictions on cutting; on slopes greater than 10 percent but not exceeding 25 percent, the cutting of trees with a diameter of 2 inches and up, measured at a height of 24 inches above ground, is prohibited and on slopes exceeding 25 percent all cutting is prohibited. The Planning Board or its authorized representative may grant such relief from this condition as it deems reasonable.

Mr. Alexander, speaking for Harmony Homes, stated that there would be no objection to this condition and that they might add even more restrictions. The Final Plan was signed.

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BEAVER RIDGE

Messrs. Payeur, Nolette, Haines and Plumb were present. Examination of the Final Plan showed it to be in conformity. The wording of the instrument for the conservation easement was discussed and found acceptable. It was moved by Chmn. Gannett, seconded by Daniel Willett and unanimously voted to approve the subdivision, subject to the same cutting restrictions as imposed upon Wilderness Acres (above), the receipt of a certified copy of the Conservation Easement and a sample deed containing proposed covenants and restrictions.

The Final Plan was signed by all members.

LITTLE OSSIPEE ESTATES

Mr. David Eon and Mr. John Knight were present to discuss this development. Mr. Eon paid a fee of \$33.00 which was turned over to the Secretary. Mr. Eon presented his final plan. He was informed that the Board wanted an on-site inspection and would let him know of a suitable date. Later in the meeting a date of May 22 at 6:30 p.m. was selected and the Secretary was instructed to inform Mr. Eon by letter.

MRS. HARRY RITCHIE

A letter from Mrs. Ritchie was read which stated her desire to sell a lot on Rte. 5 near Ham's Cove of Little Ossipee Lake and requesting the Planning Board to inform her of whatever rules or regulations she would have to conform to. The Secretary was instructed to request from the Selectmen copies of the abstracts of all transactions of land at this location by the Ritchies and to acknowledge Mrs. Ritchie's letter.

Chmn. Gannett brought up the matter of Waterboro's Comprehensive Plan and its effect upon the proposed zoning ordinance.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.