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Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING, MAY 15, 1974

Meeting was called to order by Chmn. Gannett at 7:00 p.m. Other members present: Wade Junkins, Daniel Willett and Frank Goodwin. Merrill Pazolt attended.

HARRY RITCHIE

The Secretary displayed two plans of land given to him by Norman Ritchie, son, one showing the parcel as it was originally purchased by the Ritchies and one showing the parcel, in part, and indicating lots 1 and 2 along Rte. 5. The following was disclosed: (1) Their cottage rests on a lot which is not a part of the parcel being divided; (2) some land from this parcel (it is not clear how much) has been deeded to Bisson to solve a right-of-access problem; (3) lot 1, as shown on a plan dated 12-27-73, has recently been sold which, along with (2) above, has already divided the parcel into three lots; and (4) to sell lot 2 would further subdivide the parcel. After discussion of these circumstances it was moved by Mr. Junkins, seconded by Mr. Willett and unanimously voted to inform the Ritchies that the proposed transaction will be subject to Subdivision Control Regulations and that they should submit a Preliminary Plan showing the entire original parcel and all lots previously deeded to others plus the lot proposed for sale.

BEAVER RIDGE

A record copy of the Conservation Easement was received and read. It was moved by Mr. Willett, seconded by Mr. Junkins and unanimously voted to accept it. It will be passed on to the Board of Selectmen for their review and recording at the Registry of Deeds.

WILDERNESS ACRES

A copy of the Board's May 10th letter to Harmony Homes Corp. explaining the condition under which the Final Plan was approved was given to Chmn. Gannett by Mr. Alexander. It bore, in the margins, suggestions relative to cutting during construction. After discussion it was moved by Chmn. Gannett, seconded by Mr. Junkins and unanimously voted to maintain the cutting restriction as written. It is required that it is to be incorporated as a part of each deed. Harmony Homes Corp. will be notified of this decision by letter.

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RICARD (BIRCH ACRES)
An owner of a lot in the Birch Acres subdivision wishes to purchase from Mr. Ricard a contiguous lot as an extension. The opinion of the S.M.R.P.C. will be sought relative to the position the Board should take in this matter.

SACO RIVER CORRIDOR
The matter of districting in the Corridor was discussed and will be given early attention.

STARRETT PIERCE
Bldg. Inspector, Merrill Pazolt informed the Board that he had refused to sign a power permit for Mr. Starrett Pierce until Mr. Pierce contacts the Planning Board regarding his subdivision activity.

POLLUTION
Harry Smith registered a complaint of pollution of the body of water behind St. Stephen's Church by tenants of the Ossipee Lake Camping Area and produced, as evidence, a partially collapsed and partially filled plastic milk bottle which he had removed from the water.

MEETING WITH SELECTMEN
Chmn. Gannett expressed the importance and urgency of a meeting with the Selectmen and other Town officials to discuss with them the many activities which the Planning Board must, without delay, proceed with. He will schedule a meeting as soon as possible. Mr. Junkins voiced the opinion of the members when he expressed his concern with the lack of the Board's output in the way of planning and advised that it move as swiftly as expedient to determine the proper approach to activity in this area.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Frank R Goodwin
Frank R. Goodwin, Secy.