

July 10, 1974  
REGULAR MEETING

The meeting was preceeded by an on-site inspection of Little Ossipee Estates, a subdivision proposed by Mr. David Eon. Meeting was opened at 7:30 p.m. by acting chairman Wade Junkins; other members present were Mssrs. Willett and Goodwin--Chmn. Gannett joined later.

Visitors present were Mr. David Joy and Mr. Ross Palmbeck from the S.M.R.P.C. The latter has just joined the group as the new Planning Engineer for the group.

**WATERBORO SUBDIVISION--Mr. Wm. Devine**

Mr. DeFrancesco of DeFrancesco & Baker Associates, 18A Woburn St., Reading, Mass., 01867, appeared and presented a proposed subdivision plan of property belonging to a Mr. Wm. Devine of Boston, Mass. In accordance with the terms of the Moratorium of June 19, 1974, Mr. DeFrancesco was informed that the plan would not be considered until the Moratorium is lifted. Mr. DeFrancesco requested that a letter be sent to his firm acknowledging the presentation of the plan as evidence of his performance on the Firm's part. The Board agreed to do so.

**Comprehensive Plan**

Mr. Joy, who was attending at the request of the Waterboro Planning Board to assist the Board in revising the Town's Comprehensive Plan, opined that the existing Plan was an adequate statement of policy, but that probably a rewording of the "Land Use" section would be advisable. Mr. Joy offered to send The Board some suggested phrasing for use as a guide. Further, Mr. Joy suggested that, since any change in the Comprehensive Plan must be voted upon by the Town, the revisions be presented at the same time as the proposed Zoning Ordinance.

Since Mr. Palmbeck's visit was in the way of an introduction, Mr. Joy explained Mr. Palmbeck's function as Planning Engineer saying that he would be available to assist the various planning boards in town planning at an hourly-rate-of-pay basis which is yet to be established.

**Town Charter**

Mr. Joy suggested that any questions the Board might have be discussed with Mr. Brian Chernack of the S.M.R.P.C.

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**BEAVER RIDGE--Nolette & Payeur**

By letter, Mr. Plumb of Murray, Plumb and Murray, representing the above, requested that the Planning Board sign a "to-whom-it-may-concern" letter stating that the Board opposed a development of over 60 lots, and proposed certain restrictions as to water supply. The Board saw the letter as not factual and declined to sign it.. Chmn. Gannett will discuss the matter with the Selectmen and reply to Mr. Plumb.

**RAYMOND RICARD**

The "Revised Planning And Zoning Statutes In Maine", Title 30, M.R.S.A., Section 4956, states: "----For the purpose of this section, a lot shall not include a transfer of an interest in land to an abutting landowner, however accomplished"; therefore, the Planning Board, at this time, raises no objection to Mr. Ricard's proposal to transfer land as outlined by him at Planning Board's May 8, 1974 meeting, and will so inform him by letter.

**LITTLE OSSISPEE ESTATES--David Eon**

The on-site inspection fo this subdivision was satisfactory. The final plan was reviewed and found non-conforming as to Article V, Section A, Paragraph 4 of the Land Subdivision Regulations. Mr Eon is to be informed by letter that the approval of his plan will be contingent upon bringing the plan into conformance, the installation fo the culvert discussed at the on-site inspection and the completed construction of turn-around as shown on his plan.

Meeting adjourned at 9:15 p.m.; next meeting set for July 24, 1974

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.