

REGULAR MEETING, AUG. 14, 1974
SO. WATERBORO FIRE BARN

Members present were Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

RALPH VALLIERE--Power Permit

Chmn. Gannett reported that he had signed a Power Permit for Mr. Valliere at lot 13A, E. Drive, Lake Sherbourne.

The Chmn. read an informal opinion rendered by Asst. Atty. General Rogers which stated that, as written, the clause relative to avoidance of the objectives of the subdivision statute could not apply to the amendment exempting from the Law the transfer of interest in a parcel to an abutting land-owner. The Atty. General stated that he believed any refusal, by a reviewing authority, based upon evidence of intent to avoid the Law would not be successfully challenged.

The Chmn. also read from the latest Planning and Zoning Statutes Section 4807-D relative to exemption from the "Minimum Lot Size" law that, under certain stated conditions, a lot established prior to Jan. 1, 1970 is exempt.

The Chairman that, as a result of his visit to the S.R.C.C. office in Cornish, the Waterboro Planning Board was granted an indefinite extension of the dead-line set for its recommendations for districting the properties within the Saco River Corridor.

HILLVIEW--Corchoran

John Rossborough presented a revised Preliminary Plan of this subdivision showing R/W's across Central Maine Power Co. land along with the instrument establishing them. He further displayed a soil survey map and paid a \$27.00 fee.

OSSIPEE HILL ESTATES--Louis Wood

John Rossborough paid a \$25.00 application fee. The Board agreed to act upon this subdivision after receipt and review of the soil survey map.

HARRY E. RITCHIE

Mr. Rossborough enquired about an application on the Ritchie property and was told that, since a Preliminary Plan had not been presented prior to the moratorium date of June 19, 1974, it would have to wait until the moratorium was lifted.

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WEST SIDE ACRES--E. Andrew Garland

Mr. Garland and his engineer, Mr. Tom Churchill, were present. Mr. Garland reminded the Board that he brought in a rough plan of his proposed development last February and had a man surveying the boundary. He had engaged a development engineer at the time four members of the Board made an on-site inspection. Edward C. Jordan, Engineers was approached by Garland in May and a contract with them signed June 7, 1974

Mr. Churchill displayed a slope map, soil map and concept layout explaining each. Mr. Garland said houses would be in the \$25,000 to \$35,000 range--some expandable. He estimated it would take about three years to complete the development. No trailers will be allowed.

After Mr. Garland and his engineer left, discussion was held to determine whether or not this application qualified under the moratorium. It was decided that, unless new information is presented, a vote will be taken, without further discussion, at the Aug. 28th meeting.

LITTLE OSSIPEE ESTATES--David Eon

Members of the Board will inspect the installation of the culvert and construction of the turn-around and decide whether or not to approve the Final Plan on Aug. 28, 1974.

Next meeting at So. Waterboro Fire Barn on August 28, 7:00 p.m.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.