

Waterboro Planning Board

TOWN OF WATERBORO

MAINE

REGULAR MEETING

DECEMBER 11, 1974

ST. STEPHEN'S HALL

Meeting opened at 7:30 p.m. by Chmn. Gannett. Other members present: Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

The Chmn. read 4 letters written by Ms. Lorraine Libby of Limington, dated Dec. 3, 1974: one to John Bader, Land Quality Controls; one to Asst. Atty. Genl. John Patterson; one to Peter Chestney (?), O.ILSC, HUD, Manchester, N.H. and one to the editor of the Boston Globe. All these letters called attention to her allegations that the Lake Arrowhead Estates or its subsidiaries were guilty of violations of the land use, subdivisions, zoning and possibly other laws and regulations, stating the violations along with chapter and section. She, furthermore, accused the D.E.P. of dereliction of duty and appealed to the various government officials and regulatory bodies to halt this development before further damage were to be done.

S.R.C.C.

Chmn. Gannett read a letter from Carl Laws who offered to attend a Planning Board meeting, if requested, to discuss the districting of the Corridor. Enclosed also were two copies of the Commission's Policy for Determination of Districts, adopted Aug. 28, 1974 for the Board's convenience.

The Chmn. also read a notice of the continuing public hearing on this matter at the Limerick Town Hall at 7:45 p.m., Dec. 12, 1974.

The Chmn. turned over to the Secretary a list of lots in Lake Arrowhead Estates that have been determined by Carl Laws to be, in whole or in part, within the Corridor. He also directed the Secretary to see what could be done about making a colored composite map of the Sections within Waterboro.

The Chmn. gave to the Secretary for filing a copy of a Power Permit which he had granted to Mr. George Huntress, owner of a parcel of land off Rte. 5. Huntress has given a lot to his son, sold one and now plans to sell another.

COMPREHENSIVE PLAN

Daniel Sanford presented the proposed Comprehensive Plan with previously discussed changes incorporated. The material under "Population" was discussed and the second paragraph revised. Mr. Sanford gave the Secretary the Master of the proposed plan plus some work papers for filing. A copy of the proposed plan will be given to Atty. Roger Elliott by Mr. Gannett for his review and comment.

SUBDIVISION REGULATIONS

The Secretary produced two copies of "Amendments to "Planning Board Standards for Reviewing Land Subdivisions" adopted by Y.C.R.P.C. 1/11/72, and amended initially on 4/25/72"--accepted by the S.M.R.P.C. 11/27/73. Chmn. will make copies for Mr. Willett and Mr. Sanford. Others have copies.

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ATTY E. STEPHEN MURRAY

The Chmn. read a draft of a reply to Atty. Murray's letter of Nov. 8, 1974 regarding a proposed subdivision to be presented for approval by Duane E. Shaw of Homes Unlimited, Inc. With minor revisions, the letter expressed the pleasure of the Board which directed the Chmn. to so reply.

ATTY. ROGER ELLIOTT--Conflict of interest

The Chmn. will notify Atty. Elliott by letter that the Board sees no reason, at present, to claim conflict of interest on his part relative to his services to the Board in connection with the districting of the land within the Saco River Corridor.

ARROWHEAD

Atty. Elliott suggested that the Board again request of Arrowhead the names and addresses of the contract vendees in order that it can meet the requirements of the statute relative to consultation with affected landowners. This will be taken care of by the Chmn.

OSSIPEE HILL ESTATES--Louis Wood

It was reported that the on-site inspection made of this land on Dec. 7, revealed no objectionable aspects, therefore the Final Plan will be approved and signed.

WEST WIND ACRES--E.A. Garland

It was reported that the on-site inspection of this property on Dec. 7, revealed some controversial features which will require further discussion and consideration.

Meeting adjourned.

Respectfully submitted

Frank R. Goodwin
Frank R. Goodwin, Secy.