

REGULAR MEETING
JANUARY 8, 1975
ST. STEPHEN'S HALL

Convened at 6:30 p.m. Members present: Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

WEST WIND ACRES--E.A. Garland

Discussion was held with Mr. Garland regarding the following proposed changes in the Preliminary Plan:

1. That lots 3, 4 and 5 be combined and divided into two lots. This was due to the fact that there was a drainage easement through lot 3 and that the street frontage on all the lots was less than desirable.
2. Lots 9 and 10, as proposed, will use the same leaching bed, thus the crossing of lot 9 with 10's effluent drain and, thereby, creating a situation which could become a cause for irritation between the two owners. Since there are other acceptable methods of disposal, the Board objects to such an arrangement and will adopt this policy here and in the future. Mr. Garland feels that there may well be an acceptable location on lot 10, and will attempt to find one.
3. Move the easterly boundary of lot 12 westward to the foot of the steep slope, and the westerly boundary westward to compensate for the change in the easterly boundary. To locate 12's on lot 12 instead of on lot 11, as proposed originally.
4. Reserve lot 13 as a community property. The public easement to be relocated to lots 15 and 16 (from 14).
5. The old cemetery is to be surrounded by a suitable fence and deeded to the Waterboro Historical Society.
6. The stone wall along West Rd., from the new entrance road to the entrance to the cemetery is to be removed and some of the growth trimmed back to provide adequate visibility for vehicles entering West Rd. from the development. The Planning Board will review this at the site after completion for the Board's approval.
7. Lots 1 and 22 will access to the development road; lots 2 and 23 will access to West Rd.--23 via a lane which will be made an easement to the Town.
8. The Final Plan is to indicate the firm locations of both the well and the leaching bed on each lot.
9. A performance bond will be required for the roads.

Mr. Garland was asked if he would sell one or more of these lots to other builders or to private parties who were free to hire their own builder. He replied that he would sell lots subject to the stipulation that, if and when built upon, he would do the building--as long as it was while he was in business and able (healthwise) to build.

Mr. Garland will submit a revised Preliminary Plan reflecting the proposed changes and let the Chmn. or Secy. when he is ready for a review.

SACO RIVER CORRIDOR

As a result of the Board's request, Mr. Carl Laws attended this meeting. He brought in a map on which he had drawn in the Corridor boundary in Waterboro. A red line indicated the 500 ft. boundary and a blue line the 100 year flood-plain boundary, up to 1000 ft. He also brought a list of the Arrowhead lots identified by number and indicating which are deeded, which are under contract and which are Arrowhead-owned, as of Oct. 29, 1974. He reiterated the fact that financial aspects will not be considered as a criterion in determining the districting.

Mr. Laws said that, within a week, he will be posting a notice for the Jan. 29 th hearing in Waterboro, and that on it will be stated that Waterboro Planning Board did or did not make a recommendation for districting. He stated that the deadline for the receipt of briefs has been extended to Jan. 14th and that the next meeting of the Commission will be Feb. 12th which will be after the Waterboro hearing.

There was considerable discussion as to whether or not the Waterboro Planning Board would submit a recommendation for the districting inasmuch as it had forfeited its prerogative by not having done so within the time prescribed in the Act. Mr. Laws stated that, if the W.P.B. did make a recommendation, while it did not meet the requirements of the Act, it would still be considered as a worthwhile contribution, because the W.P.B. is better acquainted with the circumstances which should influence the decision of the Commission. He emphasized that, if the Waterboro Planning Board chose to do so, it should be done forthwith in order to be mentioned in the notice. He was very definitely of the opinion that the W.P.B. should make a recommendation, even at this date. He drew attention to the fact that, since there is much more that Arrowhead to be considered, the W.P.B. should not dwell too much upon the Arrowhead problems or allow these to deprive the other landowners and the Town of definitive action. Chmn. Gannett stated that the matter would be given immediate attention. Mr. Laws pointed out that it need not refer to specific parcels but could be general, referring to categories and land characteristics.

Mr. Laws stressed the need from the W.P.B. its corroboration of the Corridor Boundaries that he had indicated on the map. The P.B. will immediately attend to the matter. He asked for recommendations for a meeting place for the hearing. Massabesic H.S. cafeteria was proposed. He will make the arrangements. He stated that a prehearing conference will be held at which the W.P.B. will be welcome. This is to be done to eliminate time-consuming preliminaries from the hearing. He advised that any information needed from any of the property owners should be requested from them by letter as soon as possible with a copy of the letter sent to the Commission

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Minutes of discussion with Carl Laws
at the regular meeting of the Planning
Board on January 8, 1975

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