

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE  
REGULAR MEETING  
FEBRUARY 12, 1975

Meeting was called to order at 7:30 p.m. by acting Chairman Daniel Willett. Other members present were Wade Junkins, Daniel Sanford and Frank Goodwin.

## HARMONY HOMES, INC.--Stanley Harmon

Mr. Harmon (accompanied by Mr. Alexander, Mr. Elwyn Owen and Mr. and Mrs. Raymond Day, owners of the property) presented a Preliminary Plan along with a Soil Study Report of a proposed 19-lot subdivision in No. Waterboro by the name of Northwood Village. Mr. Willett pointed out that, since there was a moratorium still in effect on subdivisions, the Board would have to decide whether or not to lift it before it could consider the Plan. He explained that all members of the Board should be present when the future of the moratorium is to be discussed. Mr. Harmon enquired whether or not there would be an article in the Town Warrant this year proposing a moratorium. He was told that there will not, to the Board's knowledge, be one. Mr. Harmon offered to leave a check for the application fee but was told by Mr. Willett to wait until the decision might be made to lift the moratorium. Mr. Owen made a strong plea in behalf of the Days stating that it would be a serious hardship on them to delay approval since they were actually land-poor and that this would be their only source of income. Mr. Harmon was assured that he would be informed as soon as action has been taken.

## WEST WINDS ACRES--E.A. Garland

Mr. Garland was in to present his Preliminary Plan, revised to reflect the changes agreed to at the Jan. 16, 1975 meeting and outlined to him in a letter from the Board, dated Jan. 17, 1975. He displayed a Permit No. 75-6-146 from the Dept. of Transportation, Bureau of Highways allowing an entrance to a subdivision off West Rd. but not, as requested by the Board, making any reference to the Department's attitude regarding the removal of some 15 ft. of stone wall from the entrance westward along West Rd. Mr. Garland will attempt to procure one that does. Mr. Garland stated that his lawyer had advised him that lots #1 and #17 could be included as part of the subdivision. This was agreeable to the Board. Mr. Garland presented a check for \$59.00 as the application fee for 21 lots.

All revisions were reviewed, one by one, and found to comply with the requirements. Mr. Garland explained that he had relocated the boundary between lots #20 and #21 with the result that both lots comprise more than an acre. Mr. Garland displayed a letter to him from the Waterboro Historical Society requesting him to place a fence around the cemetery within lot #21 and to consider deeding the cemetery to the Society. Mr. Willett stressed the advisability of wording the deed in such a manner as to impose upon the Society the responsibility of policing the appearance of the cemetery so that it would not be objectionable to the lot owner. Mr. Garland was told that the Board would decide upon whatever restrictions and conditions were to apply to the subdivision and inform him by letter in order that he may have the Final Plan drawn.

#### ANNUAL REPORT

The report of the Board's 1974 activities and the Treasurer's report were brought up for action. Mr. Junkins moved and Mr. Sanford seconded the approval of both. The vote was unanimously affirmative. The minutes of the Jan. 22, 1975 meeting were likewise approved.

#### MORATORIUM--Suit for Judgement

Mr. Willett called attention to a letter from Atty. Elliott stating that the action against the Planning Board had been dismissed.

#### SACO RIVER CORRIDOR--Districting in Limerick

Mr. Willett called attention to a copy of the proposed Finding of Fact and Recommendation and Memorandum of the Presiding Officer. It is available to any who wish to study it.

#### COLLINS BROS--Gendron Letter

Mr. Willett moved that the Board inform Mr. Gendron that lot 20 indicated on a plan of the Bean property on Old Alfred Rd. is not a part of a subdivision. Mr. Junkins seconded it and the vote was unanimously carried.

#### COMPREHENSIVE PLAN--Expansion

Mr. Goodwin, who had been instructed to determine an approximate cost of expansion of the Comprehensive Plan into a more definitive long range plan, reported that he had talked with Dave Joy of the S.M.R.P.C. in Alfred who could not suggest a figure but did say that the Regional Planning Engineer, Mr. Palmbeck, could very likely do it for considerably less than an outside consulting firm. Mr. Goodwin talked with Mr. Palmbeck who suggested that the Board choose a date for him to visit and discuss with the Board what it may have in mind and let him know. This would provide Mr. Palmbeck some basis on which to make an estimate. Action on this will be taken at an early subsequent meeting.

Next meeting will be Feb. 22, 1975 at 7:30 a.m. at the Town Office Bldg.

Meeting adjourned.

Respectfully submitted,

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