

Waterboro Planning Board

TOWN OF WATERBORO
MAINE
SPECIAL MEETING
FEBRUARY 22, 1975

Held at the Town office building and opened at 7:30 a.m. by Chmn. Gannett; other members present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

JOHN GENDRON--Bean Property--

The matter of Mr. Gendron's letter regarding a lot formerly in the Bean property, shown as lot #37 on Tax Maps #4 and #7, which was read and acted upon at the Feb. 12 meeting, was reopened. Chmn. Gannett read again the letter which requested from the Board a statement that so-called lot #20, purchased by Collins Bros., Inc., "is, in fact, not in a subdivision". The discussion pointed to the fact that this lot was the second lot to be sold from the Bean property since the Subdivision Control law was made effective and that, subsequent to that sale, an entrance road had been bulldozed into the remaning lot. Referring to an opinion recently received from the Board's attorney, Mr. Roger Elliott, this could have started "development" of the remainder of the parcel, depending upon its intended use. However, since this lot #20 was purchased prior to the construction of the road, the vote of the previous meeting was deemed correct and a letter is to be sent to Mr. Gendron granting him his request.

COMPREHENSIVE PLAN

A bill from the S.M.R.P.C. in the amount of \$24.10 for the printing of 200 copies of the Comprehensive Plan was approved for payment

SACO RIVER CORRIDOR

A bill from the Sanford Tribune in the amount of \$12.30 for advertising the hearing on the districting of the land within the Saco River Corridor was approved.

Chmn. Gannett read a letter from the Board of Selectmen in which they stated that, on advice of Town Counsel, they felt that they lacked the authority to request that the part of the Town land, shown on the Town Tax Map #15 as lot #9, which rests within the Saco River Corridor be districted Resource Protection as recommended by the Planning Board and that it would first have to be voted by the Town. Since it was too late to get it districted as part of the Commission's action in the original districting, the Board decided to take no further action at this time.

LITTLE OSSIPEE ESTATES--Murray, Plumb and Murray

Chmn. Gannett read a letter from Peter Plumb asking for information relative to any conditions and/or restrictions that applied to the Board's approval of this subdivision. It was noted that Mr. Eon had not resubmitted his final plan as directed by the Board, but had registered a plan which the Board had told him was not satisfactory. The Secy. was directed to review this plan at the Registry to determine if the Board's recommended restrictions had, in fact, been attached and then consult with the Chairman to discuss the matter further.

MORATORIUM

Terminating a discussion relative to lifting the moratorium on subdivisions, Chmn. Gannett moved, Mr. Junkins seconded and the Board unanimously voted to take no action on it at this time.

HARMONY HOMES, INC.--Northwood Village

The Board was in agreement that Mr. Harmon should be notified that the moratorium on subdivisions is still in effect and that his Northwood Village subdivision will not be considered until the moratorium is lifted.

Meeting adjourned.

Respectfully submitted,

Frank R Goodwin

Frank R. Goodwin, Secy.

appd 3/13/75