## TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING, APRIL 9, 1975

The meeting was opened by Chmn. Gannett at 7:30 p.m. Other members present were Wade Junkins, Frank Goodwin, and welcomed were newly appointed member Raymond Kellett and associate members Douglas Foglio and Ronald Dyer. Douglas Foglio was appointed by the Chmn. to vote.

## TOM DUMONT

Henry Milne presented a plot plan showing property of Tom Dumont and indicating a 5-acre parcel of land which Dumont proposed to sell, retaining the remainder. Within the last five years Dumont had sold about 17 acres to Mr. Milne who developed it into 23 lots known as Mountain View. The question is whether or not Dumont will have to apply for subdivision approval in order to make this proposed sale. The Board took the matter under advisement.

## LAW SUIT

The Chmn. announced that a new law suit had been instituted against the Planning Board as a result of the June 19, 1974 moratorium on subdivisions. Atty. Roger Elliott is handling the case for the Planning Board.

## LITTLE OSSIPEE ESTATES \_\_ Eon \_\_ Harmon

The Chmn. read a letter from Stan Harmon of Harmony Homes Corp. promising to indent upon each deed, as he sold each of the four lots he purchased from Eon, the cutting restriction which Mr. Eon, as required by the Board as a condition of the approval of his subdivision, has neither filed at the Registry nor had indented on the deed for the lots which he sold to Harmony Homes Corp. Mr. Harmon further offered to assist in the filing of the restriction with the Final Plan, already on file. The Board, recognizing the fact that Mr. Harmon was being aggrieved by Eon's failure to conform, and appreciating that Mr. Harmon had offered to take on Mr. Eon's responsibilities, concluded that its business should be with Eon rather than Mr. Harmon. The Board unanimously voted to again call the matter to Eon's attention by letter sent by special handling with a return cand requested and giving him 10 days to reply to the letter. It was also unanimously voted to send Harmon a copy of the letter as evidence of the Board's action. Mr. Eon was also told in the letter that the Board would. unless he did reply in 10 days the matter would be given to the proper municipal authority for review and whatever action it deemed appropriate. Included in the letter were applicable excerpts of the Statute.

WEST WINDS\_\_E.A.Garland

The Chmn. read the "Summary of Application--Project Requiring Site Review" from the D.E.P. finding it acceptable with the exception of the radius of the turn-around which should have been 75 feet instead of 50 feet. This is a consistent requirement of the Board and, in fact was agreed to. This will be corrected on the Final Plan.

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FREDRICK W. ABBOTT -- Lot in Arrowhead

The Chmn. read a letter, dated March 24th, from Mrs. Abbott asking why a building permit for lot #1517 on the Arrowhead flowage has been refused. A reply was made by a letter, approved by the Board and dated April 14, which wxplained that it was on account of the State-imposed moratorium on specific shoreline property not satisfactorily zoned at the time, and that the moratorium would be lifted when zoning suitable to the State has been enacted.

SUBDIVISION REGULATIONS\_\_Proposed Revisions

Chmn. Gannett asked the Board to review the first draft of the proposed revisions of the Subdivision Regulations and be ready to discuss it at a special meeting to be held on April 16.

ZONING ORDINANCE

The Board set the date of April 23, at 7:30 p.m. for resumption of the hearing on the proposed zoning ordinance.

Meeting adjourned.

Respectfully submitted, Frank R. Goodwin, Secy.

