

WATERBORO, MAINE



### SPECIAL MEETING July 16, 1975

Meeting called to order at Ron Dyer's Office at 7:45 pm by Chmn. Junkins; others present were Douglas Foglio, Ronald Dyer, and Frank Goodwin. In attendance also were Stanley Harmon and his Atty. E. Stephen Murray.

### Northwood Village - Stanley Harmon

Douglas Foglio, as instructed at a previous meeting, discussed with the Town Counsel, Roger Elliott, the Board's position on this subdivision which was submitted to the Board in Feb., 1975, but not accepted due to the moratorium. He reported that Atty. Elliott advised that the Board should now consider the proposed subdivision on the basis of the Subdivision Regulations in effect in February 1975. Mr. Goodwin moved that the Board do so, Mr. Dyer seconded it and the motion was unanimously carried. The layout and topographical aspects of the plan and parcel were briefly discussed with Mr. Harmon and the date of July 17, 1975 at 7:00 pm was set for a superficial inspection. Mr. Harmon and his Atty. departed.

# Starret Pierce - Sharon Guest (and Michael)

This matter involved a situation where Mr. Pierce wanted to give to Sharon and Michael Guest a parcel of land for a house lot. Mr. Pierce claimed Sharon as a cousen, therefore, a relative. The Board had been uncertain as to what constituted a relative and had withheld its decision. Mr. Foglio quoted a "knowledgeable person" which maintained there was no limit to the blood relation up to and including "second cousin". Mr. Goodwin moved and Mr. Foglio seconded that the Planning Board inform Mr. Pierce that it could see no objection to his transferring title of a parcel of land to Sharon Guest, said parcel being that previously referred to as being on Chadbournes' Ridge Rd. It was unanimously voted. Mr. Pierce would be asked to appear.

## Wm. G. Juffre - Application to SRCC

The Chmn. read a copy of Mr. Juffre's application to SRCC to build on lot #841 in Arrowhead. The Board had no comment to make to the SRCC except to reply as usual.

### Mrs. Elsie Durgin

Chmn. Junkins read a copy of a letter dated June 8, 1975 from Mrs. Durgin to Mr. Woodsome, Selectmen, relative to her taxes and to the fact that she had sold a 7 acre tract to Wade Junkins.

### Subdivision Maps

Chmn. Junkins read a copy of a purchase order to the Planning Board from Andrew Woodsome, Purchasing Agent for three (3) copies of each subdivision plan approved from the institution of the Subdivision control to date and that were not available in Town files. Chmn. read a letter dated July 14, 1975 to the Register of Deeds requesting that the prints be made.

### Forms

The Secretary presented all members copies of several "forms" which he thought could be used by all Town Officials or could be used for ideas in making up suitable forms. It was proposed that copies be made of these for the Selectmen.

### Town Counsel

Chmn. read a letter, dated July 14, 1975, to Roger Elliott listing the existing members and associate members of the Planning Board and the current officers.

The Chmn. also read other letters which are on file and so indicated thereon.

#### Ms. Drisko

Mr. Foglio reported upon the situation existing at the Drisko cottage stating that the cottage very close to the Little Ossipee Lake and that the present grey water disposal when it overflows would flow into the Lake. Mr. Foglio dug the test pit for the Soil Scientist and in discussing the matter with him understood that the Soil Scientist stated that he would recommend an inground disposal system located about 115 feet back from the water, a holding tank and an ejector pump to boast the effluent up to the leaching bed. He will test two alternates: one a grey water system and, the other, a system which will be expandable into a "black" water system. It was agreed that, since Ms. Drisko plans only to replace the faulty grey water system with anew and adequate one as recommended by the Soil Scientist, the Planning Board has no jurisdiction but should she want to expand the cottage, then she should seek a permit from the Planning Board. The Secretary was instructed to put this in a letter as soon as Mr. Foglio discussed the matter with Mr. Bruce Woodsome.

## Flood Insurance

The Secretary distributed to the members material concerning the Federal Flood Insurance

Mr. Foglio mentioned that the Board may have another file cabinet at its disposal.

#### MILL Forest-Acres

Wade Junkins submitted a sketch plan showing his proposal to subdivide part of the parcel which he purchased from Mrs. Durgin on Rte. 5 and Robert's Ridge Rd. The date of July 17th. at 6:45 pm for a preliminary site inspection was set.

## George Huntress

Mr. Foglio moved, Mr. Goodwin seconded and the Board unanimously voted to consider Mr. Huntress' sketch plan, which he brought in during the moratorium, on the basis of the Subdivision Regulations effective at that time. The Secretary will inform Mr. Huntress of this action by letter.

Next meeting was planned for next Thursday, July 24th. at 7:30 pm.

Respectfully submitted,

Frank Goodwin Secretary

Approved by:

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