

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING

July 24, 1975

Vice-Chairman Douglas Foglio called the meeting to order at 8:10 pm; others present were Raymond Kellett, Ronald Dyer. Mr. Dyer was designated to vote. Mr. Courtland Alexander and Atty. El Stephen Murray representing Harmony Homes were present to be of whatever assistance they could in the discussion of Northwood Village subdivision.

NORTHWOOD VILLAGE

An on-site inspection of this subdivision was made on 7/17/75. Vice-Chairman Foglio suggested that the Preliminary Plan be checked against the list of requirements under Art. 5 in the Subdivision Regulations in effect in February 1975.

1. Name of record owner is to be added.
2. Width of Rte. 5 R/W and traveled way including all various widths.
3. If the R/W from the Drive to the rear lot line is to remain, the name of the fee owner should be on it or, if an easement, the name of the one the easement is consigned.
4. Surface drainage facilities should be shown: culvert sizes and disposal of surface water including evidence of drainage rights if across land of others.
5. A statement from Mr. Day as to what he intends to do with remaining property.
6. If the Saco River Corridor boundary crosses any part of this subdivision it should be shown in its approximate position.

It was stated that after these changes or additions have been made on the Preliminary Plan it will then be further discussed with the developer and, if found satisfactory, the developer will be authorized to draw up the final plan. The developer's representatives were advised to read the requirements for the Final Plan and to keep them in mind in revising the Preliminary Plan.

Discussion of various aspects of the Preliminary Plan followed. There was general dissatisfaction by the Board with the access right-of-way to be held by Mr. Day since he owned the remaining land with ample space for access to the back land. It was pointed out that it took a 60 ft. wide strip from an otherwise desirable lot. The developer will consider abandoning it as an access but may consider it as a drainage easement.

It was left that the developer will present a drainage plan for the Board's consideration.

(Originally inadvertently omitted)

7. The name of the street through the subdivision should be shown on the Preliminary Plan.
8. The Board will require documentation showing that the State Dept. of Transp. approves the two entrances to Rte 5.
9. That consideration be given to leaving a buffer strip of trees and other natural vegetation between the buildings on lots 1, 19, 13, 12, and the property line facing Rte 5.
10. The Board requests that the developer devote a reasonable area in the subdivision to a adequately level and grassed recreation or playground area.

F.R. Goodwin

F.R. Goodwin Sec.

FOREST ACRES - Wade Junkins

An on-site inspection was made of this subdivision on July 17, 1975. The sketch plan presented by Mr. Junkins was again reviewed. Finding it to be satisfactory it was unanimously voted to notify Mr. Junkins to proceed with the Preliminary Plan.

APPOINTMENT ONLY

It was unanimously voted that developers and others will be heard at our special meetings by appointment only and that such appointments will be on a "first-come, first served" basis; those appearing at a regular will be heard in order of their appearance. Appointments to be made with the Secretary, or his designate.

ZONING ORDINANCE

It was unanimously voted that a hearing should be held on the proposed Zoning Ordinance on Aug. 7, 1975 at the Town House at 7:30 pm. The Secretary will attend to the notice and advertisement.

MINUTES

The minutes for June 2, June 9, and June 16, 1975 were unanimously voted to be accepted as written.

CORRESPONDENCE

Letters to Ms. Drisko, Carl Laws and George Huntress were read and copies are on file.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

*Frank Goodwin*

Frank Goodwin  
Secretary

Approved:

*Douglas C. Foglio*

, Vice-Chairman