

Waterboro Planning Board

TOWN OF WATERBORO

YORK COUNTY

MAINE

Minutes of meeting held Sept 19, 1973 at St. Stephen's Hall.

Present were; James Carll, Robert Weatherly, Everett Smith, Jr., Stuart Gannett, Clinton Woodsome, Wade Junkins, Building Inspector Merrill Pazolt, Selectmen Stephen Kasprzak, Andrew Woodsome, Jr., Starr King.

Meeting was called to order by Chmn. Gannett at 7:15.

Clinton Woodsome was appointed by the Chairman to vote at this meeting.

Mr. Steven Murray presented preliminary plans of Nolette & Payeur's development on W. Buxton Road. Mr. Goodnow, of Land Use Consultants Co. presented a well arranged talk on their findings to date. They had both a contour map and a map showing proposed lots, roads, reserved areas, etc. The proposed name is "Beaver Ridge". State office told them it looked as if public health hazard was minimum. Total area is 83 acres, of which 59 will be used for residents, 7.7 acres included in rights of way, 2.4 acres in open play area, 14.2 acres too low and too wet, not divided. 61 proposed lots. They were asked who would own the resource conservation area. Said probably common ownership, or possibly town ownership. Open to suggestions from the Board. Did they have a timetable? Probably not start building until spring, '74. Take two years to build 61 houses- if sold. proposed \$30-35,000 houses. Said Pine Tree Drive length (1200 ft) would require variance from the Board. The Plan was taken under advisement and Board will notify them of it's decision.

Stanley Harmon and Courtland Alexander presented proposed development on "Willis Lord" or "Edgecomb's Bridge" Road, 0.2 mile from Edgecom's Bridge. Called "Wilderness Acres". Contains 10 lots, 54 to 96,000 sq ft. Anticipate \$40 to 50,000.00 homes. May not develop for two years. Plan taken under advisement.

David Boynton presented plans of proposed development on Clarks Bridge Road in No. Waterboro. Contains 174 acres. He proposes 15 lots of from 10 to 15 acres. Wants to sell to #### people who want a "piece of Maine" to own and to come to. Does not plan any building. Plan taken under ##divisement.

James Carll presented final plan of "Lakeview" which is land of Mrs. Margeurite Dawes which has been discussed previously by the Board. As already told, the lots were surveyed by E. G. Knights for Lawrence Mansfield, who died before recording them. Mrs. Dawes had sold the lots without knowing they were not recorded and did not realize she was subdividing.

It was voted to approve the plan so that the buyer of the last lot can get his mortgage. We will review the plans before signing at next meeting.

Stephen Kasprzak and Robert MacAuliffe presented a proposed development, actually, two 8 unit condominiums, on Camp Road off Webber Road in No. Waterboro (Camp Road goes to Goodrich's(?) camp). Lot contains 5 to 6 acres. Sewerage will be according to Plumbing Code and State Board of Health. Will be at least 400 ft from Ossipee Lake. Plan taken under advisement.

A letter from ##### the selectmen was read concerning our question about Starrett Pierce, the culvert and Ditch on Old Alfred Road, and dumping of sewerage on Mountain Road to Lookout. Discussion followed. In the Pierce case, it was discussed whether we knew for sure he was in violation, and who should instigate punishment. It was felt by the Board that we had no authority to punish. Selectmen will investigate as to whether they can delegate authority, and they felt the Board should ask Mr. Pierce to come to a meeting, with the selectmen present.

As to culvert and ditch on Old Alfred Road, the Board felt the question was answered, and the same with the question of dumping sewerage on the Mountain Road.

OVER

Chairman
Location Dec.
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A letter from Mrs. Marcia Llewellyn concerning a dam on Lake Sherburne development was read, inquiring if the Board knew who gave permission for the dam. Clinton Woodson said he could remember the selectmen had refused permission for it. The letter was turned over to the selectmen, and the secretary will write Mrs. Llewellyn and acknowledge the letter and tell her of it's disposition.

Adjourned at 10:45 PM.

Everett W. Smith
Sec'y.

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