

Waterboro Planning Board

TOWN OF WATERBORO
MAINE

Minutes of Meeting Held Nov 14, 1973 at St. Stephen's Hall.

Present were; Stuart Gannett, Robert Weatherly, James Carll, Everett Smith, Jr., Clinton Woodsome, Wade Junkins, Guest Mr. Frank Goodwin, Selectman Stephen Kasprzak, Building Inspector Merrill Pazolt.

Representatives of Nolette & Payeur, both owners and Land Use Consultants, were present to discuss "Beaver Ridge" Preliminary Plan. They had a Plan with corrections marked in red ink which they had made after receiving our letter listing discrepancies from the Regulations. They had made the following corrections according to the Sections pointed out:

Article V Sect. A #3. Name of John Hanscom as present owner will be on Plan; #4. There is no known name for the "Camp Road" bordering the development, and it's width varies; Sect B #1 Plan will show width of ways and roads, also width of utility easement. #3 They showed that the drainage easement does not all flow to the "Heath" area. Rather, part of it flows toward the center of the development. #4. Area between utility easement and Buxton Road will be a resource protection area.

They also said that in regard to complaints of some lots having steep slopes, that they had eliminated Lot 19 and changed Lots 1 and 2 to get them somewhat away from the steep area.

The Chairman had a letter from Land Use Consultants concerning Leach Field testings on lots. Their engineer had determined that the soil in the area was O K for the type of lots they planned.

The new Plan will show center line of roads.

All the roads have been brushed, and any member of the Board is welcome to go inspect the area.

Lots which had been questioned as to available area for building had been measured from road and all had sufficient area.

Asked about making acre sized lots, they said if they do, they would have to eliminate the play area. They have a total of approximately 15 acres set aside for resource protection and play area.

They will change name of Ridge Road, since there are already two roads with that name in Town.

They plan to build the roads in sections as the houses are built. They will bring them up to everything but finish and tar then do that after houses are built. Said if road is completed before construction of houses, it will break up as building progresses.

Asked if they have a timetable, Nolette said he planned on 20 per year.

They requested that we approve the plan at once, but Chairman said we should have a copy of new plan to study next meeting. They promised to furnish one.

Secretary received a check for \$37.00 from Stanley Harmon to cover fee for Preliminary Plan of "Harmony Homes" formerly Wilderness Acres, near Edgecomb's Bridge.

John Rossborough presented a Preliminary Plan of development for Louis Wood on Ossipee Hill Road. 5 lots. Also a Preliminary Plan for Elizabeth Cochran of development off Middle Road. 5 lots. Also a Preliminary Plan for himself for development on Rte 202 North of So. Waterboro. 5 lots. All plans were taken under advisement.

We learned that Forrest Abbott, Jr. had resigned from the Board. Mr. Frank Goodwin is being considered for appointment as replacement. He will attend meetings as guest for a time.

We will plan to draft a letter to notify abutters of "Beaver Ridge" before the Preliminary Plan is approved.

Everett Smith Jr. Sec'y.