

# Waterboro Planning Board

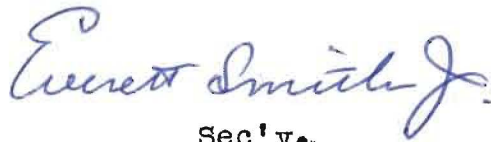
TOWN OF WATERBORO  
MAINE

Minutes of meeting held Jan 9, 1974 at St. Stephen's Hall.

Present were; Stuart Gannett, Wade Junkins, James Carll, Frank Goodwin, Cons. Comm. members Jane Willett and Judith Carll, and Mr. David Joy from S. M. R. P. C.

Minutes of meeting Dec 12, 1973 read and approved.

The Conservation Commission members had their draft of Shoreland Zoning to present, so the entire evening was spent going over that and the rest of the Zoning Ordinance with David Joy. At the end of the evening the rough draft of the Zoning Ordinance was ready for typing.

A handwritten signature in blue ink, reading "Everett Smith Jr.", is written above the typed name.

Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

Minutes of meeting held Jan<sup>16</sup>, 1974 at St. Stephen's Hall.

Present were; Stuart Gannett, Everett Smith, Jr., Robert Weatherly, Frank Goodwin, Wade Junkins.

Robert Weatherly was appointed by Chairman to vote at this meeting.

David Boynton was present to discuss his proposed development in No. Waterboro. Chairman Gannett read a letter from him stating that he planned to sell the lots "subject to all state and local codes and ordinances." He plans to sell the lots for hunting camps, etc. The lots are accessible on Summer except for one section crossed by a brook. He plans to install a culvert in the brook. He plans a 50 ft right of way ~~#####~~ through the center of the development and to deed 25 ft of right of way to lots adjoining it. He wants to change access to two lots. Will send new ~~#####~~ Preliminary Plan at scale of 1:200 to show change, also send two at 1:60 showing the two lots that are changed.

John Rossborough presented Mrs. Cochran's Preliminary Plan for development on Middle Road. Plans to have Right of Way set up in deeds so that lot owners share cost of installation and maintenance of R. of W. Says Central Maine Power will give easements for R of W to cross their strip. Will request Soil Study, and write up new restrictions on Plan before another presentation.

John Rossborough presented Preliminary Plan for Louis Wood's development "Ossipee Hill Estates" on Ossipee Mt. Road. The Plan was compared with the Subdivision Regulations requirements and found to meet them. Robert Weatherly moved, Wade Junkins seconded, the Board voted to approve the Plan. He was told that we would require a Soil Study before the Final Plan could be approved.

A letter from the U. S. Postal Service was read, asking us to require developers to submit plan for Mail delivery. It was decided to request Mr. Donald Haskell to attend the next meeting and explain this further.

A letter from Harry and Helen Ritchie read, requesting permission to sell one lot, bordering Rt. 5 in Center Waterboro, for building. Voted to send letter stating we cannot determine location of lot in Town.

A letter from S. M. R. P. C. read in regard to their review of "Beaver Ridge" development for the D. E. P. They felt the Preliminary Plan met all requirements and the matter did not indicate need for Public Hearing.

A letter from D. E. P. regarding "Beaver Ridge" was answered. The two questions were answered thus;

"Proposed Project is in accord with all known plans, programs and laws; Yes."

~~###~~ "It is our opinion that the proposed project warrants a public hearing; .. Yes."

Secretary will return the form to D. E. P. and Chairman requested him to include request for them to send a representative to the hearing.

Next meeting Jan 30, 1974.

*Everett Smith Jr.*  
Sec'y.

TOWN OF WATERBORO  
MAINE

Robert Weatherly appointed by Chairman Gannett to vote at this meeting.  
 Minuted of meetings held Jan 30, 1974 and Feb 13, 1974 approved.

Mr. & Mrs. LaPierre were present as interested neighbors. They told us they had bought a back lot from Leon Bean. According to our minutes of Dec 5, 1973, the Board voted to inform Mr. Bean that he should file a Subdivision Plan before selling. Chairman remembered that a Preliminary Plan had been submitted but was not conforming to Regulations and so was returned. We have heard nothing more since..

David Boynton present a counter offer for his Preliminary Plan for Waterboro Acres in No. Waterboro. He has extended the road approximately 200 ft. and kept same number of lots, with more ironage on the road. Wade Junkins moved, Frank Goodwin seconded, Board voted to accept the new Plan for Waterboro Acres as drawn, extending the access road.

Chairman read a letter from lawyers representing Nolette & Payeur . They want permission to start cutting brush and trees on the roads of their development "Beaver Ridge" before Final Plan is presented. Robert Weatherly moved, Wade Junkins seconded, Board voted that until we hear from D. E. P. whether they approved the Subdivision, we are not making any moves regarding the development. Stuart will so inform them.

Mr. Donald Haskell of Postal Service was present to explain what the P. O. Dept wants us to do for them. They try to impress developers that they can no longer take Postal Delivery for granted. They would ask that developers submit a plan for a "cluster of boxes". P. O. Dept has an 18 box unit available to contractors. He will provide the Board with some material to use to get developers aware of what the P. O. Dept wants.

Next meeting, the regular, Mar 13, 1974.

Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Special meeting held Jan 30, 1974 at St. Stephen's Hall.

Present were; Stuart Gannett, Everett Smith, Jr., Robert Weatherly, Frank Goodwin, Wade Junkins.

Wade Junkins was appointed acting Chairman by Chm. Gannett.

Robert Weatherly was appointed to vote at this meeting by Chm. Gannett.

Minutes of meetings held Jan 9, 1974 and Jan 16, 1974 approved.

Discussed Zoning Ordinance, especially Shoreland Zoning. Stuart will make changes decided upon and have them printed.

The Subdivision Regulations are ready for printing.

We will aim for hearings on Zoning on Tues. Feb 19 and Thur. Feb 28.

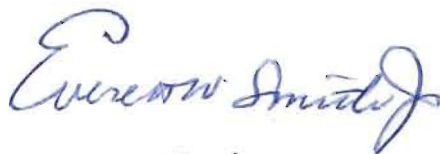
1973 Financial Report of the Treasurer of Planning Board approved.

Secretary is to confirm that Ritchies are selling the first <sup>piece of land</sup> ~~###~~ from their property, also how long they have owned the property. If it is the first piece, he will tell Zanni Realty that it is O K to go ahead with the sale.

Secretary is to contact Mr. David Haskell of P. O. Dept, and invite him to meeting of Feb 13.

Mr. Carl Lawes of the Saco River Corridor Commission is planning to attend meeting Feb 13 and explain their requirements.

Next meeting is Feb 13, the regular monthly meeting.



Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Feb 13, 1974 at St. Stephen's Hall.

Present were; Stuart Gannett, Frank Goodwin, Everett Smith, Jr., Wade Junkins. Guests, Representatives of Lake Arrowhead Estates, and Mr. Carl Lawes, Director of Saco River Corridor Commission.

Mr. Lawes was present to explain the workings of the Saco River Corridor, Lake Arrowhead representatives were present to hear him, since they were interestee in the project.

Mr. Lawes passed out copies of Saco River Corridor Report and copies of L. D. 1545 which ~~#####~~ established the Commission and ordinances that it will enforce. He explained L. D. 1545 at length. The Corridor will have three Districts - Resource Protection, Limited Residential, and General Development. The requirements are essentially the same as in our proposed Zoning Ordinance. In fact, Mr. Lawes said that he hoped that the Corridor's requirements and the ordinances of the Towns within the Corridor would coincide enough so that they could work together. He explained how they arrived at some of the restrictions, etc. They now have an office in Cornish and he gave us their address and phone number. He had a map of the Saco River Basin with Flood Prone Areas marked out and asked if it was accurate in our area. As far as anyone present could tell, it was. The Board appreciated Mr. Lawes taking the time to talk with us, and he will be in contact with us again.

Mr. David Boynton's revised Preliminary Plan or his development in No. Waterboro was reviewed. It was decided to advise him to change lots 12, 13, 14, & 15 into three lots by eliminating lot 14 and moving the boundaries of the other lots. If he will do so the Board will approve the Preliminary Plan as corrected. The ~~#~~final changes are to be on the Final Plan.

Secretary reported that Mr. Donald Haskell could not be with us tonight and that he wanted another date. He is to be invited to attend Special Meeting of Feb 27th.

Stanley Harmon is to be contacted and advised to meet with Mr. Lawes to discuss how he can meet the Corridor's requirements.

Next meeting, special Feb 27 at 7:00 PM.

  
Sec'y.



*McCubbery 2000.00*  
*Osselee Hill 2000.00*  
**Waterboro Planning Board**

TOWN OF WATERBORO  
MAINE

*Hollis 2500.00*  
*Stef - 600 4000.00*  
*3000.00*  
*Haultmaler 5000.00*  
*Sand Cooney 1500.00*  
*1500.00*

Minutes of meeting held Feb 27, 1974 at home of Everett Smith, Jr.

Present were; Stuart Gannett, Wade Junkins, Robert Weatherly, Frank Goodwin, Everett Smith, Jr. Guests Mr. Beland, Mr. & Mrs LaPierre, David Boynton and Donald Haskell.

Robert Weatherly appointed by Chairman Gannett to vote at this meeting.

Minutes of meetings held Jan 30, 1974 and Feb 13, 1974 approved.

Mr. Beland, who lives on Old Alfred Road, No. side just West of the new Power Line, present to tell of water problems he has on his property caused by the subdivider cutting off a drainage ditch. His next door neighbors have trouble with leach field filling up when it rains.

Mr. & Mrs. LaPierre were present as interested neighbors. They told us they had bought a back lot from Leon Bean. According to our minutes of Dec 5, 1973, the Board voted to inform Mr. Bean that he should file a Subdivision Plan before selling. Chairman remembered that a Preliminary Plan had been submitted but was not conforming to Regulations and so was returned. We have heard nothing more since.

Mr. Beland was advised to get the Town Plumbing Inspector to look over his problem. Also to talk with his Bank, they might be able to help him. Stuart Gannett will contact Collins and Nolette & Payeur, who had built houses on the lots, and try to get something done.

David Boynton present a counter offer for his Preliminary Plan for Waterboro Acres in No. Waterboro. He has extended the road approximately 200 ft. and kept same number of lots, with more frontage on the road. Wade Junkins moved, Frank Goodwin seconded, Board voted to accept the new Plan for Waterboro Acres as drawn, extending the access road.

Boynton presented Final Plan for Waterboro Acres. The Board reviewed the Plan. Some minor things to be finished, Boynton says they will be done by Mar 8, in time for the next regular meeting. Meantime, he will show the grounds to anyone, anytime.

Chairman read a letter from lawyers representing Nolette & Payeur. They want permission to start cutting brush and trees on the roads of their development "Beaver Ridge" before Final Plan is presented. Robert Weatherly moved, Wade Junkins seconded, Board voted that until we hear from D. E. P. whether they approved the Subdivision, we are not making any moves regarding the development. Stuart will so inform them.

Stuart reported that regarding the Zoning Ordinance, we will have Maps by Mar 16th, and Printed Copies of the Ordinance from S. M. R. P. C. by Mar 9th. Mr. Joy advised not to give every one in town a copy. See that they are available for anyone interested before the hearing. He will attend the hearing if we want him.

Mr. Donald Haskell of Postal Service was present to explain what the P. O. Dept wants us to do for them. They try to impress developers that they can no longer take Postal Delivery for granted. They would ask that developers submit a plan for a "cluster of boxes". P. O. Dept has an 18 box unit available to contractors. He will provide the Board with some material to use to get developers aware of what the P. O. Dept wants.

Robert Weatherly presented his resignation as of tonight.

Everett Smith, Jr presented copy of resignation he sent to the Selectmen, effective Apr 10, 1974.

Adjourned at 9:30 PM.

Next meeting, the regular, Mar 13, 1974.

*Everett Smith Jr*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO

Minutes of meeting held Mar 13, 197<sup>MAINE</sup>~~4~~ at St. Stephen's Hall.

Present were; Stuart Gannett, Clinton Woodsome, Everett Smith, Jr., Frank Goodwin, Wade Junkins. Guests Stanley Harmon, David Boynton.

Clinton Woodsome appointed to vote at this meeting by Chm. Gannett.

Stanley Harmon had seen Carl Lawes about his Plan for a development near Edgecomb's Bridge. Biggest problem at present is whether the Marsh on opposite side of development from Little Ossipee River is part of the Saco River Corridor. The Corridor Commission has not established this yet. He had plan showing where he would place houses on lots to meet the Corridor requirements if marsh is not part of Corridor. Another Plan showing lots all 100' wide extending width of development if marsh is part of Corridor. He would deed 100 or 150 ft. of narrow part of Lot I to Town for access to river. Gannett would like to see Town have all of Lot I. The Plan was finally tabled until next meeting.

David Boynton was in to discuss his final plan for Waterboro Acres in North Waterboro. Stuart Gannett and Frank Goodwin had walked over the land earlier in the day and had seen that the lots were surveyed, staked, and lines blazed. Boynton is not promoting the land for housing, but for hunting camps, etc., and tells any prospects that the town is not interested in working on road. This Plan also was tabled.

Chairman has letter from D. E. P. telling that they had approved "Beaver Ridge".

Decided to hold special meeting Mar 20th to try and finalize approval or disapproval of above Plans.

Adjourned at 9:15.

*Everett Smith Jr.*  
Sec'y.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Mar 20, 1974 at St. Stephen's Hall.

Present were: Stuart Gannett, Frank Goodwin, Wade Junkins.

Reading of minutes were tabled.

After discussion of Stanley Harmon's development "wilderness Acres" in No. Waterboro on Little Ossipee River, it was moved by Wade Junkins, seconded by Stuart Gannett, voted unanimously to delay approval of Final Plan until we receive an approval and/ or recommendation from the Saco River Corridor Commission. One thing troubling the Board is the development's proximity to Little Ossipee River and the land contours are so irregular that it is hard to see where use of the land can be had.

Merrill Pasolt was in with CMP power permit for Al Caprone. He wasn't sure whether he was in subdivision or not. He requested copies of Subdivision Maps.

David Boynton's Final Plan of "Waterboro Acres" in No. Waterboro discussed Wade Junkins moved, Frank Goodwin seconded, voted unanimously that the Plan be approved with these restrictions:

1. No further subdivision of any lot.
2. Only one seasonal or non seasonal building per lot.

A Public Hearing on Zoning planned to be held in the Town Hall on Saturday Apr 6, 1974 at 7:00 PM.

*Everett Smith*  
Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of Special Meeting held Mar 27, 1974 at St. Stephen's Hall.

Present were; Stuart Gannett, Everett Smith, Jr., Frank Goodwin, Wade Junkins.

Dispensed with reading of minutes.

Andrew Garland presented plan for development on West Road near Grace Laskey's. One acre lots. Wanted to know our requirements, etc. Has soil survey. Left it and plan for us to study. Advised to let the Board look over the land before putting too much on paper. Said we were welcome any time.

Gannett had had questions about whether Robert Weatherly was subdividing. Weatherly was in to explain what he had done. He had made his sales with two separate lots. Owned one and bought another piece later. Sold the new piece in two lots. Recently sold his house and part of original lot and is building a new home on the remainder. The Board is in agreement that according to our existing Regulations he is not in violation.

A Preliminary Plan was submitted by Columbia Associates of Wellesley Hills, Mass of development on "New Road" between Middle Branch and North-west Ponds on west side of road. Property of Merton Hersom. After comparing this plan with the Subdivision Regulations, secretary was instructed to return the plan, telling them the following sections were not met;

Article V Sect. A #2, #3  
Sect. B #3.

Also ask for soil study from Darryl Brown and soil survey from Soil Conservation Comm. The copy of Regulations they followed is out of date, send new one.

Chm. read letter from S M R P C re application from Lake Arrowhead ### to D E P for waiver of minimum lot size for 180 lots. Secretary is to send letter to D E P that we would like to review this project (D E P #01-1185-31150) and ask them if there is a time limit, since it will be a lengthy job for us. Also send selectmen a letter telling them that we have been requested to review the project and we would like the Town Plumbing Inspector to check out the lots.

Discussed plans for Public Hearing on Zoning. Gannett and Junkins will take care of notices. Decided that we would have to make it Apr 13th.

Voted to pay bill from S M R P C for printing the Zoning Ordinance Books.

*Everett Smith Jr.*  
Sec'y.



# *Waterboro Planning Board*

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

Town of Waterboro  
Regular Meeting of Planning Board  
April 10, 1974 - Minutes -

The regular meeting convened at St. Stephen's Hall at 7:00 p.m., April 10, 1974. Members present were: Stuart Gannett, Chmn., Wade Junkins, Dan Willett, and Frank Goodwin. Guests: Miss Gannett, Douglas Evans, Stanley Harmon, and Carl Laws, Director of S.R.C.C. Reading of minutes was passed over.

Douglas Evans presented a revised final plan of Lake View development having added to it an existing right-of-way, which was inadvertently omitted from the original, leading from Rt. 5 into lot 8 thence turning through lots 7, 6, & 5, in that order, for normal access. Action: Taken under advisement for action.

## Stanley Harmon: Development:

Mr. Harmon expressed his concern that his final plan had not received approval and a letter from his legal counsel was read urging the board to act or show just cause for further delay. It was pointed out by the Chairman and others that the developer had not complied with Article VI, Section D., paragraph 3 relative to dimensions of boundary lines; paragraph 7 of same Article section relative to placement and location required iron pins of monuments as specified; and Article VII, section D, paragraph 1 relative to the delineation of engineering center line for streets. It was further pointed out that if these requirements are not met it is difficult or, in this case, impossible for the Board, during field review, to effectively discharge its responsibilities under Article II of the Subdivision Regulations, most especially section K. Mr. Harmon agreed to have these additions made to the plan, the required pins placed and the revised plan presented at the Board's next regular meeting on May 8. A tentative date of May 4, 9a.m. for representatives of the Board to meet with him at the site for further review - weather being suitable.

Arrowhead: The Department of Environmental Planning has requested the Boards' recommendations relative to a plea from the Arrow-Head organization for the waiver of minimum lot size regulation on a considerable number of lots. Based upon the Boards' knowledge of the topography, soil and water conditions and drainage difficulties in the area a motion was made by Chm. Gannett, seconded by Mr. Junkins and unanimously approved by the Board to oppose the waiver. A letter will forthwith be sent to the



# *Waterboro Planning Board*

TOWN OF WATERBORO  
YORK COUNTY  
MAINE

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D.E.P. expressing that decision. Afterwards a letter from the S.M.R.P.C. was read which convinced in the wisdom of this action.

Columbia Associates: A letter was received and read by the Chairman which stated that the developer had decided to abandon their proposed development.

Beaver Ridge: Final plan was received and will be reviewed at a subsequent meeting.

The main purpose for Carl Laws visit was to present the Board with a town map on which was delineated, among other information, the boundaries of the Saco River Corridor along the Little Ossipee River and also the line of demarkation of the 100 year flood plan the latter, as well as could be determined. Mr. Laws requests the Planning Board to identify on the map the areas which it would recommend for each of the several land use districts proposed by the Commission.

An informal meeting was scheduled for April 17 at Mr. Gannetts' home. Meeting adjourned at 10:20 pm.

*Frank R Goodwin*  
*Secy. (Acting)*

# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

**SPECIAL MEETING**

**April 17, 1974**

This meeting was held at the home of Chmn. Gannett and was convened at 7:00 p.m. Present were Wade Junkins, Frank Goodwin and Chmn. Gannett. Also present was Carroll Stevens, a prospective member.

The entire meeting was devoted to discussion and review of the proposed zoning by-law.

Attention was called to the scheduled on-site inspection of the Beaver Ridge development on April 24, 1974. Members will meet at the Town House at 6:00 p.m. with representatives of the Developer and proceed from there. After the inspection the Board is to meet at St. Stephen's for a special meeting.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,



Frank R. Goodwin, Secy, (acting)



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

SPECIAL MEETING  
APRIL 20, 1974

## HEARING ON PROPOSED ZONING BY-LAW

Meeting convened, as advertised, at 10:00 a.m., April 20, 1974, at the Waterboro Town House. Members present were: Stuart Gannett, Chmn., Wade Junkins, Dan Willett, and Frank Goodwin. Also present were: Starr King, Chmn. of the Board of Selectmen, Mr. Andrew Woodsome, Selectman, and Ms. Dianne Holden, Town Clerk. Attendance varied from 10 to 15 citizens of the town.

This meeting was one of several meetings which will be held, as required, in order that such townspeople as were able and willing to contribute to the governing of the town could collaborate in the formulation of this important ordinance.

The discussion was opened by Chmn. Gannett who explained that the purpose of the meeting was not only to inform the people of that which was being proposed, but also to hear objections and comments and engage in constructive discussion which would assist the Planning Board in finally presenting an acceptable by-law for adoption by the voters of Waterboro.

The format of the meeting was the reading of each Article, Section and Paragraph in order of their appearance, by the Chairman, with discussion left to the attitude of the assembly. Notes taken are as follows:

- 1.4.4: Are undeveloped lots in Arrowhead "grandfathered"?-- legal advice will be obtained.
- 1.4.5.1: What constitutes "single ownership"?-- legal advice will be obtained.
- 1.4.5.2: In the case of contiguous lots of non-conforming size will the sale of alternate lots prior to the adoption of the proposed ordinance relieve the developer from the restrictions of this paragraph?--legal advice will be obtained.
- 1.7.2.2: Objection was raised to the required "2/3 majority"--the Board agreed to change it to "a majority". "Governing Body" will also be clarified.
- 1.7.3: This section will be reworded to better clarify the "giving of notice" for a hearing on any proposed amendment.



# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING

APRIL 20, 1974

- 1.8: The Board agreed to change the word "unamninous" to "a majority".
- 2.2: The Chairman stated that the Zoning Map would, if possible, be completed by the next hearing to show the zoning boundary lines.
- 3.2: Definations:  
Basement: Needs clearer defination.  
Billboards: It was agreed to delete "excluding directional signs".  
Lot: Get an accurate defination.  
Waterbody: Define.

Hearing was recessed at 12:30 p.m.; will be reconvened 7 p.m., May 1, 1974 at the Town House.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin  
Sectretary (acting)

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

## SPECIAL MEETING

April 24, 1974

The Meeting was convened at approximately 8:30 p.m., after the on-site inspection of the Beaver Ridge development, at St. Stephens's Hall. Members present were: Stuart Gannett, Chmn., Wade Junkins, Dan Willett, Daniel Sanford and Frank Goodwin. Carroll Stevens, a prospective member, was also present.

### Beaver Ridge Development:

Messrs. Payeur, Nolette, Plumb, Haines and Boston were present for the Developer.

The Developer's Final Plan was reviewed and his plans for rate of development were discussed. The Resource Conservation Areas received considerable discussion relative to responsibilities for maintenance and policing. It was determined that the maintenance and preservation should be the responsibility of the Developer or, in due time, turned over to an association of the combined tenants of the Development. Although it was not definite, it was suggested that the Town should have the power to inspect these areas and to see that these responsibilities are satisfactorily discharged. The Developer suggested that, on slopes greater than 15 %, as a guard against excessive erosion, no tree greater than 4 inches in diameter at a point 2 feet above ground be cut without the Town's permission. Since the existing growth on this development consists mainly weed species it was the Board's opinion that more restrictive wording should be used. The Developer agreed to change the name of Ridge Road to Partridge Road. Developer stated that the homes would be of the expandable type and estimated that there would be 20 starts in 1974 and a greater number in '75, completion in '76. D.E.P has approved individual wells and septic tank-leeching bed sewage disposal. Since only a portion of the development was covered in this inspection a date of April 27, 1974 was set for inspection of the remainder.

### Lake View Development:

On receipt of a letter from Douglas Evans signed by all parties involved as agreeing to the existence of a 25-foot right-of-way entering from Rte. 5 into lot 8 and continuing through 7, 6, and 5, in that order, the Board agreed to sign the revised plan.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

## SPECIAL MEETING

April 24, 1974

### Little Ossipee Estates--David Eon

It was moved by Chmn. Gannett, seconded by Wade Junkins, and unanimously voted that Mr. Eon be advised to refile a Preliminary Plan. The secretary was instructed to send him a copy of the proposed zoning by-law.

### Wilderness Acres--Stanley Harmon

Secretary instructed to reply to Mr. Harmon's letter of April 15.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

*Frank R. Goodwin*

Frank R. Goodwin, Secy (acting)



Special Meeting, May 7 - Hearing on ZB-L

Meeting was convened at approx 7:20 p.m. by HRY. Planning Board members present were Wade Jambonis and Frank Goodwin. Attendance varied between 25 & 35. The chairman of the Board of Selectmen was able to attend for most of the evening.

Discussion began, where it left off at the first mtg, with Article 4. the procedure being the same.

The matter of the answers to the questions asked at the previous hearing was brought up. Mr. Goodwin replied the information was not yet available but would be presented at a later meeting.

Questions were asked about loss of record at time of acceptance of proposed ordinance. It was stated that this was amended under 1.4.5.1 & 2. Question was asked does a road or any other equivalent intervening restricted land or water body <sup>or course</sup> serve to obstruct contiguity. Opinion was that it would.



Genl Prop Syst.

4.3.3: Facilities having less than 250 sq ft etc  
was questioned re. offering food. - (see 4.3.4  
Comm. & Dist. use)

Filling grading etc.

What about a farm pond, a water hole  
for fire fighting. This TI needs rewriting  
similar to 5.6.2



There <sup>were</sup> comments from developers suggesting that lots of record should be "grandfathered." They questioned seriously the decision for acre-sized lots due to hardship on ~~those~~ anyone who had tracts of land which they may later to break up into lots. Another speaker defended the large lots and the intent of the proposed ordinance. He further questioned the wisdom of the 100ft frontage on water citing the greater likelihood of pollution.

#### Resource Protection District.

Who will police it. Asked Mr. Starr <sup>for</sup> comment - he did not feel prepared to do so at this time. Will be answered  
Question raised: is not the main reason for resource protection district to protect "water".

It was explained that it included other things as stated in 4.2.1.1.

It was brought to the Board's attention that Mr. Alexander, who had monopolized the hearing was not a resident of Waterloo. and it, therefore, required an affirmative vote of the residents present to permit him to speak. The vote was taken and was unanimously in favor; the same applied to Ron Ward.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

REGULAR MEETING--MAY 8, 1974

Meeting was called to order at 7:00 p.m. by Chmn. Stuart Gannett. Others present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin. Michael Smith, from the Sanford Tribune, attended. It was moved by Daniel Willett, seconded by Wade Junkins and unanimously voted to approve the minutes of the April 24 th meeting without reading (each member having a copy).

Election of officers for 1974 was held. Wade Junkins voted, Daniel Willett seconded and the Board unanimously voted to empower the secretary to cast one ballot electing Stuart Gannett Chairman--it was so done. Daniel Willett moved, Wade Junkins seconded and the Board unanimously voted to empower Chmn. Gannett to cast one vote electing Frank Goodwin Secretary-Treasurer--it was so done.

## RAYMOND RICARD--(Birch Acres)

Mr. Ricard presented a case where the owner of one of the lots in Birch Acres desired to purchase from Mr. Ricard an adjoining parcel. Chmn. Gannett stated that the Board would consider the case and inform Mr. Ricard of the proper action to take, and requested him to furnish a plan of land of the Birch Acres subdivision with the parcel indicated thereon. The Secretary was instructed to confirm this request by a letter.

## WILDERNESS ACRES

The Board, having made an on-site inspection of this development on May 4, reviewed the Final Plan and found it to be in order. Daniel Sanford moved, Daniel Willett seconded and the Board voted by a decision of 4 affirmative and 1 opposing to approve the subdivision subject to the following condition:

On slopes of 0 to 10 percent grade, there be no restrictions on cutting; on slopes greater than 10 percent but not exceeding 25 percent, the cutting of trees with a diameter of 2 inches and up, measured at a height of 24 inches above ground, is prohibited and on slopes exceeding 25 percent all cutting is prohibited. The Planning Board or its authorized representative may grant such relief from this condition as it deems reasonable.

Mr. Alexander, speaking for Harmony Homes, stated that there would be no objection to this condition and that they might add even more restrictions. The Final Plan was signed.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

REGULAR MEETING--MAY 8, 1974

## BEAVER RIDGE

Messrs. Payeur, Nolette, Haines and Plumb were present. Examination of the Final Plan showed it to be in conformity. The wording of the instrument for the conservation easement was discussed and found acceptable. It was moved by Chmn. Gannett, seconded by Daniel Willett and unanimously voted to approve the subdivision, subject to the same cutting restrictions as imposed upon Wilderness Acres (above), the receipt of a certified copy of the Conservation Easement and a sample deed containing proposed covenants and restrictions.

The Final Plan was signed by all members.

## LITTLE OSSIPEE ESTATES

Mr. David Eon and Mr. John Knight were present to discuss this development. Mr. Eon paid a fee of \$33.00 which was turned over to the Secretary. Mr. Eon presented his final plan. He was informed that the Board wanted an on-site inspection and would let him know of a suitable date. Later in the meeting a date of May 22 at 6:30 p.m. was selected and the Secretary was instructed to inform Mr. Eon by letter.

## MRS. HARRY RITCHIE

A letter from Mrs. Ritchie was read which stated her desire to sell a lot on Rte. 5 rear Ham's Cove of Little Ossipee Lake and requesting the Planning Board to inform her of whatever rules or regulations she would have to conform to. The Secretary was instructed to request from the Selectmen copies of the abstracts of all transactions of land at this location by the Ritchies and to acknowledge Mrs. Ritchie's letter.

Chmn. Gannett brought up the matter of Waterboro's Comprehensive Plan and its effect upon the proposed zoning ordinance.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

Copy to TC + SM

# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING, MAY 15, 1974

Meeting was called to order by Chmn. Gannett at 7:00 p.m.  
Other members present: Wade Junkins, Daniel Willett and  
Frank Goodwin. Merrill Pazolt attended.

## HARRY RITCHIE

The Secretary displayed two plans of land given to him by Norman Ritchie, son, one showing the parcel as it was originally purchased by the Ritchies and one showing the parcel, in part, and indicating lots 1 and 2 along Rte. 5. The following was disclosed: (1) Their cottage rests on a lot which is not a part of the parcel being divided; (2) some land from this parcel (it is not clear how much) has been deeded to Bisson to solve a right-of-access problem; (3) lot 1, as shown on a plan dated 12-27-73, has recently been sold which, along with (2) above, has already divided the parcel into three lots; and (4) to sell lot 2 would further subdivide the parcel. After discussion of these circumstances it was moved by Mr. Junkins, seconded by Mr. Willett and unanimously voted to inform the Ritchies that the proposed transaction will be subject to Subdivision Control Regulations and that they should submit a Preliminary Plan showing the entire original parcel and all lots previously deeded to others plus the lot proposed for sale.

## BEAVER RIDGE

A record copy of the Conservation Easement was received and read. It was moved by Mr. Willett, seconded by Mr. Junkins and unanimously voted to accept it. It will be passed on to the Board of Selectmen for their review and recording at the Registry of Deeds.

## WILDERNESS ACRES

A copy of the Board's May 10th letter to Harmony Homes Corp. explaining the condition under which the Final Plan was approved was given to Chmn. Gannett by Mr. Alexander. It bore, in the margins, suggestions relative to cutting during construction. After discussion it was moved by Chmn. Gannett, seconded by Mr. Junkins and unanimously voted to maintain the cutting restriction as written. It is required that it is to be incorporated as a part of each deed. Harmony Homes Corp. will be notified of this decision by letter.





# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING, MAY 15, 1974

## RICARD (BIRCH ACRES)

An owner of a lot in the Birch Acres subdivision wishes to purchase from Mr. Ricard a contiguous lot as an extension. The opinion of the S.M.R.P.C. will be sought relative to the position the Board should take in this matter.

## SACO RIVER CORRIDOR

The matter of districting in the Corridor was discussed and will be given early attention.

## STARRETT PIERCE

Bldg. Inspector, Merrill Pazolt informed the Board that he had refused to sign a power permit for Mr. Starrett Pierce until Mr. Pierce contacts the Planning Board regarding his subdivision activity.

## POLLUTION

Harry Smith registered a complaint of pollution of the body of water behind St. Stephen's Church by tenants of the Ossipee Lake Camping Area and produced, as evidence, a partially collapsed and partially filled plastic milk bottle which he had removed from the water.

## MEETING WITH SELECTMEN

Chmn. Gannett expressed the importance and urgency of a meeting with the Selectmen and other Town officials to discuss with them the many activities which the Planning Board must, without delay, proceed with. He will schedule a meeting as soon as possible. Mr. Junkins voiced the opinion of the members when he expressed his concern with the lack of the Board's output in the way of planning and advised that it move as swiftly as expedient to determine the proper approach to activity in this area.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.





*Copies to T.C. & S.M.*

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE  
SPECIAL MEETING, MAY 29, 1974

Meeting opened at 7:00 p.m. by Chmn. Gannett; other members present were Daniel Willett and Frank Goodwin.

Chmn. Gannett gave Secretary a letter from Land Use Consultants Inc., dated Nov. 13, 1973, to transmit to Chmn. King of the Board of Selectmen relative to specifications for road construction in the Beaver Ridge development.

## LAKE ARROWHEAD ESTATES

The hearing on Lake Arrowhead Estates application to the D.E.P. for a waiver of the minimum lot size law in the development, held in Limerick on May 23, was attended by Chmn. Gannett, Daniel Willett and Wade Junkins. A letter to the D.E.P. expressing the Planning Board's objections to the waiver was composed.

## BEAVER RIDGE

The Secretary was requested to send the indenture for the Conservation Easement to Peter Plumb for recording.

## Little Ossipee Estates

A letter is to be sent to David Eon fixing 6:30 p.m. June 5 as the date and time for an on-site inspection.

## EDGAR GARLAND

A letter is to be sent to Edgar Garland fixing 7:30 p.m., June 5 as a date and time for an on-site inspection of his proposed development off West Road.

## RUSSELL NUGENT

A letter is to be sent to Central Maine Power Co. to enquire if they had a signed power permit to make the initial connection and for what reason they made the recent disconnect.



# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING, MAY 29, 1974

## BOARD OF SELECTMEN

A letter is to be sent to the Selectmen requesting an audience with them to discuss the following matters:

1. Town Charter
2. Building Code
3. Plumbing Code
4. Comprehensive Plan
5. Zoning Ordinance

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

June 19, 1974

SPECIAL MEETING

Meeting held at St. Stephen's Hall, called to order at 7:00 p.m. by Chmn. Gannett; others present were Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

LITTLE OSSIPEE ESTATES

Chmn. Gannett pointed out that, due to a change of address, David Eon did not receive the letter sent to him recently setting a date for an on-site inspection and, therefore, did not appear. A new date of July 10, at 6:30 p.m. was set. Secy. to notify Mr. Eon by mail.

RUSSELL NUGENT

Mr. Nugent had complained to Chmn. Gannett that his electric service has been disconnected by Central Maine Power Co. The Power Co. says it was done because it was originally connected in error since they had not previously received a 1190 Ecology Form. The Planning Board discovered some time ago that Starrett Pierce had sold 5 lots without submitting any plans to the Board, one of these lots being sold to Mr. Nugent. Mr. Pierce is, therefore, in violation of the Subdivision Control Law and the Subdivision Regulations of the Town of Waterboro. The attitude of the Board is that no Power Permits or Building Permits be issued to any owner of a lot in this subdivision until and unless Mr. Pierce conforms to the Law. The circumstances and the attitude of the Board are to be made clear to Mr. Nugent, the Board of Selectmen and the Building Inspector. Further action will temporarily be deferred until all parties have had time to review and consider the matter.

MORATORIUM

The Planning Board has, for some time now, been concerned regarding the fact that Waterboro lacks adequate land use controls. The Town has:

1. No Town Charter or By-Laws
2. No adequate Comprehensive Plan
3. No Zoning Ordinance
4. An incomplete Building Code which is not enforceable

The seriousness of this situation can be appraised when it is considered that there are, within the Town, two man-made



June 19, 1974

SPECIAL MEETING

lake developments with a total of between 4500 and 5000 lots in the development stage plus 22 other subdivisions having from 3 to 60 lots in various stages of development. The shores of Little Ossipee Lake are overdeveloped (some lots have as little as 50 ft. of frontage). A recent Water Quality Study showed that the quality of the water is, according to State guide lines, below a satisfactory level for recreation.

In view of the foregoing the Planning Board believes that any further expansion of residential building of subdivision magnitude should be deferred until the Town is adequately equipped to properly regulate such development. Therefore, Mr. Junkins moved, Mr. Goodwin seconded and the five members of the Board unanimously voted to declare an "absolute moratorium", effective immediately, on this the 19th day of June, 1974, and until the 19th day of June, 1975, on any and all newly proposed subdivisions. During this time no subdivision proposals or plans will be considered by the Planning Board except those for which formal Preliminary Plans have been received and acknowledged. This moratorium may be lifted prior to the stated termination date by the Waterboro Planning Board.

TOWN PLANNING

The Secretary was instructed to request from the S.M.R.P.C. the presence of one or more of its members at a Planning Board meeting in Waterboro on July 10, at 7:30 p.m. for the purpose of discussing approaches to the task of providing for the previously mentioned deficiencies in Waterboro's town government.

PUBLIC BEACH

Messrs. Junkins, Willett and Sanford volunteered as a committee to look into the matter of the Town obtaining possession of the public beach area on Little Ossipee Lake near Landry's diner.

TOWN CHARTER

Chmn. Gannett and Frank Goodwin will attempt to acquire copies of town charters from various towns comparable in size and other features to Waterboro.

Meeting adjourned at 9:30.

Respectfully submitted,

*Frank R. Goodwin, Secy.*



# Portland Press Herald

Press Herald, Tuesday, July 2, 1974

17

## Waterboro Shuts Off Further Subdivisions

WATERBORO — Citing concern over the town's lack of land use controls, the town planning board Monday announced it is imposing a one-year moratorium on further subdivisions here.

Board chairman Stuart Gannett said the action was taken unanimously at a recent planning board special meeting. The "absolute" moratorium will remain in effect until June 19, 1975, unless lifted earlier by the board.

"The moratorium will allow us time to redo the town's comprehensive plan and prepare a zoning ordinance, we hope," according to Gannett.

Presently the town has only a subdivision ordinance on the books affecting land use.

The moratorium is in effect on any proposed development of three lots or more. Not affected are subdivisions for which preliminary plans have been presented to and acknowledged by the planning board.

Gannett said that no major new subdivisions are currently in the offing.

"We have had many subdivisions approved to date, however," he added.

The planning board took the step "because the board has been aware of and deeply concerned over the fact that the town lacks adequate land use controls," the board stated. "There is no town charter, no town by-laws, the comprehensive plan is inadequate and outdated; there is no zoning ordinance and we have a building code that is incomplete and therefore unenforceable."

"The town of Waterboro, located as it is, is in a section of the state that is desirable for both residential and industrial development, and amongst other towns having adequate land use controls, is at the mercy of overzealous developers who have no actual interest in or concern about the long-range effects of developments here, whether good or bad.

"Our deficiencies must be filled before any further large-scale development is permitted," the board concluded. "To do this takes time. If new subdivisions are not deferred until the town is prepared to regulate them, there is a grave probability that many undesirable and unhealthy conditions will be created."



June 26, 1974

SPECIAL MEETING

Meeting opened by Chmn. Gannett at 7:00 p.m. at the home of Daniel Willett; other members present were Wade Junkins, Daniel Willett and Frank Goodwin.

SACO RIVER CORRIDOR--DISTRICTING

A letter from Murray, Plumb and Murray (Stephen Murray) was read reminding the Board of its responsibilities in notifying land owners in the Corridor of its intentions--an acknowledgment will be made.

The Chairman will contact Mr. Lawes relative to available maps which define the Corridor.

Arrowhead will be requested by letter for the names of owners of lots located within the Corridor.

It was tentatively decided to notify each owner by mail. The possibility of a public hearing was discussed but no decision reached.

NUGENT--STARRETT PIERCE

The subject of Mr. Pierce's violation of the Subdivision Control Law and its effect upon Mr. Nugent will be discussed with the Selectmen.

PUBLIC BEACH

The Board of Selectmen have indicated their desire to approach the Parks and Recreation Comm. regarding the Town's acquisition of the public beach on Little Ossipee Lake (near Landry's Diner).

LANDRY'S DINER

Owner has applied for a building permit to enclose the patio. Chmn. Gannett will discuss this with Mr. Pazolt, the Building Inspector.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



July 10, 1974  
REGULAR MEETING

The meeting was preceeded by an on-site inspection of Little Ossipee Estates, a subdivision proposed by Mr. David Eon. Meeting was opened at 7:30 p.m. by acting chairman Wade Junkins; other members present were Mssrs. Willett and Goodwin--Chmn. Gannett joined later.

Visitors present were Mr. David Joy and Mr. Ross Palmbeck from the S.M.R.P.C. The latter has just joined the group as the new Planning Engineer for the group.

**WATERBORO SUBDIVISION--Mr. Wm. Devine**

Mr. DeFrancesco of DeFrancesco & Baker Associates, 18A Woburn St., Reading, Mass., 01867, appeared and presented a proposed subdivision plan of property belonging to a Mr. Wm. Devine of Boston, Mass. In accordance with the terms of the Moratorium of June 19, 1974, Mr. DeFrancesco was informed that the plan would not be considered until the Moratorium is lifted. Mr. DeFrancesco requested that a letter be sent to his firm acknowledging the presentation of the plan as evidence of his performance on the Firm's part. The Board agreed to do so.

**Comprehensive Plan**

Mr. Joy, who was attending at the request of the Waterboro Planning Board to assist the Board in revising the Town's Comprehensive Plan, opined that the existing Plan was an adequate statement of policy, but that probably a rewording of the "Land Use" section would be advisable. Mr. Joy offered to send The Board some suggested phrasing for use as a guide. Further, Mr. Joy suggested that, since any change in the Comprehensive Plan must be voted upon by the Town, the revisions be presented at the same time as the proposed Zoning Ordinance.

Since Mr. Palmbeck's visit was in the way of an introduction, Mr. Joy explained Mr. Palmbeck's function as Planning Engineer saying that he would be available to assist the various planning boards in town planning at an hourly-rate-of-pay basis which is yet to be established.

**Town Charter**

Mr. Joy suggested that any questions the Board might have be discussed with Mr. Brian Chernack of the S.M.R.P.C.



July 10, 1974  
REGULAR MEETING

**BEAVER RIDGE--Nolette & Payeur**

By letter, Mr. Plumb of Murray, Plumb and Murray, representing the above, requested that the Planning Board sign a "to-whom-it-may-concern" letter stating that the Board opposed a development of over 60 lots, and proposed certain restrictions as to water supply. The Board saw the letter as not factual and declined to sign it.. Chmn. Gannett will discuss the matter with the Selectmen and reply to Mr. Plumb.

**RAYMOND RICARD**

The "Revised Planning And Zoning Statutes In Maine", Title 30, M.R.S.A., Section 4956, states: "----For the purpose of this section, a lot shall not include a transfer of an interest in land to an abutting landowner, however accomplished"; therefore, the Planning Board, at this time, raises no objection to Mr. Ricard's proposal to transfer land as outlined by him at Planning Board's May 8, 1974 meeting, and will so inform him by letter.

**LITTLE OSSISPEE ESTATES--David Eon**

The on-site inspection fo this subdivision was satisfactory. The final plan was reviewed and found non-conforming as to Article V, Section A, Paragraph 4 of the Land Subdivision Regulations. Mr Eon is to be informed by letter that the approval of his plan will be contingent upon bringing the plan into conformance, the installation fo the culvert discussed at the on-site inspection and the completed construction of turn-around as shown on his plan.

Meeting adjourned at 9:15 p.m.; next meeting set for July 24, 1974

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



SPECIAL MEETING  
July 24, 1974

Meeting called to order by Chmn. Gannett at 7:00 p.m.;  
other members present were: Messrs. Junkins, Willett,  
Sanford and Goodwin.

EDGAR A. GARLAND

The consensus of the Board was to grant Mr. Garland  
his request for an audience with the Board on Aug. 14,  
1974 to discuss his West R. development. He is to be  
informed by letter.

STARRETT PIERCE

The matter of Mr. Pierce being in violation with the  
Subdivision Control Law was discussed. The Secretary  
will determine from the Register of Deeds the number  
of lots deeded along with the dates of transfer.

Comprehensive Plan

Messrs. Junkins, Willett and Sanford were delegated  
to work on the revisions to the Comprehensive Plan.

Saco River Corridor

Chmn. Gannett and Mr. Goodwin will work on the  
recommendations for the districting of the Saco  
River Corridor.

Public Beach

The possibility of purchase or long-term lease of the  
Public Beach has been discussed with the Selectmen.  
They are interested in some such action and will contact  
the State Parks and Recreation Commission relative to  
a discussion of the matter with them.

Shoreland Zoning

A letter from the SMRPC drew attention to the action  
of the BEP on July 24, 1974, imposing ordinances upon  
those municipalities which have not complied with the  
Mandatory Shoreland Zoning Act.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



SPECIAL MEETING, AUG. 7, 1974  
ST. STEPHEN'S HALL

Members present were Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin. Jane Willett was present representing the Conservation Commission.

SACO RIVER CORRIDOR

Section 11 of the Act, "Use Districts and Classifications" was discussed as to category and to criteria by which to determine proper districting.

Section 16, "Existing Uses" was also discussed to determine the impact upon the existing status of property.

Inasmuch as there was an August 8 deadline for the districting recommendations from the Waterboro Planning Board to the S.R.C.C. and no possibility of meeting it due to the vast amount of information yet to be gathered, it was decided that the Chairman should visit Mr. Lawes at the Commission's office in Cornish, explain the situation and request more time.

Next meeting, Aug. 14, 1974  
Meeting adjourned at 9:00 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

REGULAR MEETING, AUG. 14, 1974  
SO. WATERBORO FIRE BARN

Members present were Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

**RALPH VALLIERE--Power Permit**

Chmn. Gannett reported that he had signed a Power Permit for Mr. Valliere at lot 13A, E. Drive, Lake Sherbourne.

The Chmn. read an informal opinion rendered by Asst. Atty. General Rogers which stated that, as written, the clause relative to avoidance of the objectives of the subdivision statute could not apply to the amendment exempting from the Law the transfer of interest in a parcel to an abutting land-owner. The Atty. General stated that he believed any refusal, by a reviewing authority, based upon evidence of intent to avoid the Law would not be successfully challenged.

The Chmn. also read from the latest Planning and Zoning Statutes Section 4807-D relative to exemption from the "Minimum Lot Size" law that, under certain stated conditions, a lot established prior to Jan. 1, 1970 is exempt.

The Chairman that, as a result of his visit to the S.R.C.C. office in Cornish, the Waterboro Planning Board was granted an indefinite extension of the dead-line set for its recommendations for districting the properties within the Saco River Corridor.

**HILLVIEW--Corchoran**

John Rossborough presented a revised Preliminary Plan of this subdivision showing R/W's across Central Maine Power Co. land along with the instrument establishing them. He further displayed a soil survey map and paid a \$27.00 fee.

**OSSIPEE HILL ESTATES--Louis Wood**

John Rossborough paid a \$25.00 application fee. The Board agreed to act upon it is subdivision after receipt and review of the soil survey map.

**HARRY E. RITCHIE**

Mr. Rossborough enquired about an application on the Ritchie property and was told that, since a Preliminary Plan had not been presented prior to the moratorium date of June 19, 1974, it would have to wait until the moratorium was lifted.



REGULAR MEETING, AUG. 14, 1974  
SO. WATERBORO FIRE BARN

WEST SIDE ACRES--E. Andrew Garland

Mr. Garland and his engineer, Mr. Tom Churchill, were present. Mr. Garland reminded the Board that he brought in a rough plan of his proposed development last February and had a man surveying the boundary. He had engaged a development engineer at the time four members of the Board made an on-site inspection. Edward C. Jordan, Engineers was approached by Garland in May and a contract with them signed June 7, 1974

Mr. Churchill displayed a slope map, soil map and concept layout explaining each. Mr. Garland said houses would be in the \$25,000 to \$35,000 range--some expandable. He estimated it would take about three years to complete the development. No trailers will be allowed.

After Mr. Garland and his engineer left, discussion was held to determine whether or not this application qualified under the moratorium. It was decided that, unless new information is presented, a vote will be taken, without further discussion, at the Aug. 28th meeting.

LITTLE OSSIPEE ESTATES--David Eon

Members of the Board will inspect the installation of the culvert and construction of the turn-around and decide whether or not to approve the Final Plan on Aug. 28, 1974.

Next meeting at So. Waterboro Fire Barn on August 28, 7:00 p.m.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



SPECIAL MEETING, AUG. 28, 1974  
WATERBORO FIRE BARN  
SO. WATERBORO

Meeting convened at 8:00 p.m. Present were Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

**PAULINE BERRY**

The Secretary received a notice to the Board from the Clerk of Courts at Alfred indicating that Ms. Berry had applied to the D.E.P. for approval of the construction of a retaining wall on property on Little Ossipee Lake. Comments from interested parties are acceptable up to Sept. 9, 1974. In order to intelligently comment on the matter, the Board needs specific information regarding the walls and its location. The Secretary will determine if such is available at the Town Office and, if not, will request it from Ms. Berry.

**BEAVER RIDGE**

The Secretary, having written the D.E.P. requesting confirmation that Nolette & Payeur, Inc. had complied with "Standard Conditions of Approval" #9 in the sale of several lots out of the Beaver Ridge development, reported that a member of the Dept. had informed him by phone that Nolette & Payeur, Inc. had complied to the Department's satisfaction and, as far as the Department knew, the developer needed no approval to sell the lots. In the light of the wording of Condition #9 the Board is at loss to understand the Department's reply and directed the Secretary to seek further clarification of the Condition.

**LITTLE OSSIPEE ESTATES**

Daniel Willett moved, Daniel Sanford seconded and the Board unanimously voted that the Final Plan of the above subdivision be approved subject to the following deed restrictions: in addition to those already noted on the plan:

Cutting of vegetation: On slopes up to 10 percent, no restriction; on slopes greater than 10 percent and not exceeding 25 percent, cutting of trees having a diameter of 2 inches and over, measured at a height of 24 inches above ground level at the base, is prohibited and on slopes exceeding 25 percent, no cutting will be permitted. The Planning Board or its authorized representative may grant such relief from this restriction as it deems reasonable or necessary. This shall be covenanted in each deed and shall be perpetual.

**EDGAR A. GARLAND**



SPECIAL MEETING, AUG. 28, 1974  
WATERBORO FIRE BARN  
30. WATERBORO

EDGAR A. GARLAND

In the matter of whether or not Mr. Garland's proposed subdivision off Best Rd. qualified for consideration in view of the existing moratorium, the Board decided, by a vote of 3 affirmative and 2 opposing, that it does. The Secretary is to notify Mr. Garland by letter.

SACO RIVER CORRIDOR

In preparation of information needed by the Board in its consideration of the recommendations for the districting of the properties within the Saco River Corridor Mr. Goodwin displayed Tax Maps upon which had been partially delineated the boundary of the 500 ft. corridor, symbols indicating buildings and symbols indicating lots privately owned in fee. An error in scale was noted on some maps and suggestions for further additions were made. The Secretart was authorized to obtain necessary additional copies of pertinent Tax Maps.

FILE CABINET

The Secretary was authorized to select and purchase a 4-drawer file cabinet complete with lock in which to file the increasing amount of correspondence and other pertinent material

NEXT MEETING: SEPT. 11, 1974

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

REGULAR MEETING  
SEPTEMBER 11, 1974

SACO RIVER CORRIDOR

Frank Goodwin stated that he had not yet been able to complete the work on the Corridor Maps due to lack of information which should be soon forthcoming. Secy. was directed to draft a form letter to be used to notify each entity having interest in property within the corridor that the Planning Board is about to consider its recommendation to the Saco River Corridor Commission for the districting of the land in Waterboro that is to be affected.

Meeting adjourned at 9:30 p.m.---next meeting: Regular, Oct. 9, 1974, 7:30 p.m., So. Waterboro Fire Barn--unless sooner called.

Respectfully submitted,

*Frank R Goodwin*  
Frank R. Goodwin, Secy.



**REGULAR MEETING  
SEPTEMBER 11, 1974**

Meeting was convened at the So. Waterboro Fire Barn at 7:30 p.m. Present were Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

**MORATORIUM--E. Stephen Murray**

The Secy. was directed to write Mr. Murray a letter describing the Planning Board's Moratorium on subdivisions and describing its conditions and restrictions.

**TWIN PINES ESTATES--Ansel Hansen**

A complaint was received by Chmn. Gannett that there is a possibility that sewage from two trailers in this Park is being dumped into one septic tank thereby violating the "condition" that each lot should have and use its own 1000 gal. tank. Secy. was directed to write Mr. Hansen requesting an on-site inspection.

**BLDG. & PLMBG. INSPECTORS**

Secy. was directed to write both Merrill Pazolt, Bldg. Insp. and Richard Meggison, Plmbg. Insp. suggesting a joint meeting with the Planning Board at its next regular meeting on Oct. 9.

**STATE SHORELAND BLDG. MORATORIUM**

Sect. to write Mr. Merrill Pazolt, Bldg. Insp., advising against granting permits within the prescribed 250 ft. of affected water bodies.

**BEAVER RIDGE--Sale of lots.**

Secy. was reminded that a letter was still to be written to the D.E.P. in an effort to get a satisfactory answer to whether or not Nollette & Payeur, Inc. have complied with Standard Condition # 9 in the sale of several lots to Collins Bros.

**PUBLIC BEACH**

Secy. to write a letter to Mr. Lettauich of the Dept. of Transportation in Augusta requesting him to meet with the Board on either Oct. 2 or 16.



# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

October 9, 1974

The regular October meeting was convened at St. Stephen's Hall at 7:30 p.m. Members present were Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin. Building Inspector Merrill Pazolt was present in response to Chmn. Gannett's invitation which same was extended to the Plumbing Inspector, Mr. Meggison.

## WEST WIND ACRES--Edgar A. Garland

Mr. Garland presented a revised plan reducing the lots from 27 to 23 and relocating the road. This was not a Preliminary Plan. The use of the existing lane into the property as a fire lane and an ingress to lot 23 and a proposed cul-de-sac was discussed and was discouraged by the Board in favor of a customary driveway from lot 23 out to the West Rd. Mr. Garland stated his intent to build upon and sell lots #1 and 17, starting immediatel. He also stated that water supply to each lot will be by drilled wells. He left a print of the above mentioned map with the Board, and will proceed to prepare a Preliminary Plan.

## BUILDING INSPECTOR

Chmn. Gannett the necessity for a copy of each building permit to be given to the Planning Board. Mr. Pazolt agreed that this could and would be done--a copy will be sent to the Board, duplicated and the original returned to the Building Inspector. Mr. Pazolt explained the value to him of a print of the Final Approved Plan and it was agreed that the Bldg. Inspector will get one.

## BEAVER RIDGE--Nolette & Payeur

The matter of the sale of six lots to another developer was again brought up. Chmn. Gannett will determine whether or not Nolette & Payeur have conformed to the Standard Conditions that accompanied the D.E.P. order.

## Code Enforcement

The pressing need for a Code Enforement Officer was brought up. The consensus was that, without one, all efforts toward subdivision and land use control will go for naught.

The Secretary called attention to the meeting October 16 and to the on-site inspection of Hansen's Park on Saturday Oct. 19, at 10:00 a.m.--weather permitting.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



SPECIAL MEETING  
OCTOBER 16, 1974

Joint meeting with Selectmen at St. Stephen's Hall, 7:30 p.m.  
Planning Board members present: Gannett, Junkins, Willett, Sanford and Goodwin; Selectmen present: Chmn. King, Woodsome and Monteith.

Visitors present: Mr. Edward Beach, Mr. Geo. Kirk, Mr. Wesley Bullard, and Mr. Richard W. Skinner, all State Officials, present at the behest of the Planning Board to discuss matters relative to the public bathing beach and boat launching ramp off Rte. 5 on Little Ossipee Lake.

This meeting was in consequence of the dissatisfaction, locally, with the management of the facility, particularly with the boats and water-skiing upon the bathing area, over-night camping, lack of sanitary facilities and overcrowding in general.

Town Officials, believing that some or all of these problems could be alleviated by local control, questioned whether or not the Town could acquire possession of the facility. Mr. Kirk explained that it probably could not, since it was purchased with Federal money and, if it could, it would require approval from Washington--a lengthy and involved process; further, that, if it were purchased, it would be a "first" in Mr. Kirk's experience. He said, however, that the Town could lease it for a twenty-five year term at a rate of one dollar per year--the lease terminable by either party. The Town would then assume full responsibility for the operation and maintenance. The only limitation being that the Town could restrict admission only on a practical capacity basis but not on a resident/non-resident basis.

Further questioning brought out the fact that the Department could not prevent vandalism and has no money to improve conditions at the area. Policing of the area and regulation of the boating and skiing activity, even under State management, would have to be a Town responsibility.

The matter of a separate and remote boat launching facility was suggested. Mr. Skinner readily indicated that this could be done and could well be a good solution to part of the problem. If it were to be attempted by the Town the cost would be borne: 25% by the Town, 25% by the State and 50% by the Federal Government. On the other hand, if another beach were to be developed the cost would be borne: 50% Federal and 50% Town.

The State men were very sympathetic and helpful toward the Town's concerns and offered to provide whatever assistance they could to alleviate the unsatisfactory situation.

It was agreed that the Planning Board would draft a proposal for the leasing of the facility and present it to the Selectmen for action. This concluded discussion on this matter, and the State people departed.



SPECIAL MEETING  
OCTOBER 16, 1974

The matter of a Code Enforcement Officer was brought up by Chmn. Gannett who pointed to the requirement of the State-imposed Shore Line Zoning Moratorium that the Town appoint such an official and enforce the restrictions of the Moratorium. Other needs for one were also enumerated. The Selectmen agreed to attend to the matter.

Chmn. Gannett directed a note to be made to contact Mr. Lawes of the S.R.C.C. relative to maps of Wateeboro showing the boundaries of the Corridor.

Meeting adjourned.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



SPECIAL MEETING  
OCTOBER 23, 1974

St. Stephen's Hall, 7:30 p.m. Members present:  
Chmn. Gannett, Daniel Willett, Daniel Sanford and  
Frank Goodwin.

Robert MacAuliff

Mr. MacAuliff had asked whether or not an application for approval of a new subdivision would be required in order for him to purchase lots #6 and #8 plus an intervening lot as depicted upon Town Tax Map #49. The Board decided that such approval would have to be sought and received unless it could be shown that the lots were recorded as such at the Register of Deeds at the time of the enactment of the Subdivision Control Ordinance.

A discussion ensued relative to what barriers could be regarded as legally dividing land under one ownership into two or more parcels. It was decided that a legal opinion should be sought.

Comprehensive Plan

The thrice-written draft of the proposed Plan was discussed and more changes and deletions were proposed.

Meeting adjourned.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

SPECIAL MEETING  
NOVEMBER 6, 1974

Convened at St. Stephen's Hall at 7:30 p.m. Members present were Chmn. Gannett, Wade Junkins, Daniel Willett and Daniel Sanford.

WEST WIND ACRES--Garland

Mr. Garland presented a Preliminary Plan (no deposit). There was some discussion about lots 9 and 10, 11 and 12, and 13 and 14 having their septic tanks on either of the two lots with but one leeching bed. This matter was left open for further consideration. Mr. Garland stated that there would be artesian (drilled) wells, one for each lot. He also left with the Board a copy of the deed conveying the land from John Hall to E. A. Garland.

ROBERT McAULIFFE

Mr. McAuliffe presented a plan showing lots 4, 5 and 6 on Mr. Ricard's property off Old Alfred Rd. dated June 1970. The Board ruled that, since this plan was not a subdivision plan on file at the Register of Deeds, the sale of these lots to Mr. McAuliffe by Mr. Ricard would require subdivision approval.

Note: These minutes were transcribed from notes taken by Chmn. Gannett and discussed with Secy, Goodwin

Respectfully submitted,  
  
Frank R. Goodwin



REGULAR MEETING  
NOVEMBER 13, 1974

Meeting convened at St. Stephen's Hall at 7:30 p.m. Members present were Chmn. Gannett, Daniel Willett, Daniel Sanford and Frank Goodwin.

COMPREHENSIVE PLAN--Dan Sanford brought to the meeting Educational Facilities Data which completed collection of material for the Plan. It will now be printed in its final form.

S.M.R.P.C.--Raise in municipal membership fee.--Chmn. Gannett read a letter from the S.M.R.P.C., dated 9/24/74, consisting of the report of the September 1974 meeting of the General Commission which noted that Mr. Chernack stated that the Executive Comm. has recommended and the Commission voted to establish assessment of \$14.50 per million dollars of State valuation upon the member municipalities. Mr. Gannett is to recommend to the Selectmen that this fee be paid.

S.M.R.P.C.--Licensing responsibilities to municipalities--Chmn. Gannett read a letter dated 10/9/74 relative to the B.E.P.'s proposal that the municipalities become the licensing agents for certain State laws, especially those in which the towns already have some reviewing responsibilities. It requests each municipality to review the proposals as regards their impact upon the town government. This matter should be thoroughly considered by both the Planning Board and the Selectmen. Any comments should be directed to the S.M.R.P.C. in Alfred or to the B.E.P. office in Augusta.

S.M.R.P.C.--A letter dated 10/25/74 requests the Planning Board to update the list of approved subdivisions of under 20 acres subsequent to 1970..Secretary instructed to prepare and send this information to S.M.R.P.C.

Printing and duplicating expense--Due to the fact that the Town has no duplicating facilities and that the Planning Board finds this service a necessity, Mr. Gannett of the Southern Maine Finishing Co. is providing it. Since he refuses to take pay for this service the Board voted to furnish the necessary copy material.

WEST WIND ACRES--Garland: An on-site inspection was set for Wed., November 20 at 2:30 p.m.--weather permitting.

JOHN ROSSBOROUGH--Secretary was instructed to remind Mr. Rossborough that the Board is awaiting Soil Suitability maps for the subdivisions of both Mr. Wood and Mrs. Corchoran and request Mr. Rossborough to bring these in in person at which time the plans will be approved.

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

November 18, 1974

Mr. Starr King  
Waterboro Selectman  
Waterboro, Maine 04087

Dear Mr. King:

Reference: New Valuation Assessment S.M.R.P.C.

Please note copy of minutes of Southern Maine Regional Planning Commission, as enclosed, establishing new assessment criteria for member fees. The Planning Board feels that this will be a considerable increase over this past year and forward this information to you that the appropriate monies might be recommended for the appropriation at our 1975 town meeting in March.

Sincerely,

A handwritten signature in cursive script that reads "Stuart Gannett".

Stuart Gannett, Chairman  
Waterboro Planning Board

SBG/ej

cc: A. Woodsome  
J. Monteith  
F. Goodwin



SPECIAL MEETING  
DECEMBER 7<sup>th</sup> 1974  
ST. STEPHEN'S HALL

Members present: Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin. Meeting opened at 7:30 p.m.

JOHN ROSSBOROUGH

Mr. Rossborough brought in Soil Suitability Maps of Mr. Wood's Ossipee Hill Estates and Mrs. Corchoran's Hillview subdivisions. He will bring in the Final Plan of Hillview to a later meeting. He was told, that if the on-site inspection of Mr. Wood's subdivision discloses no objectionable aspects, the Final Plan will be signed.

WEST WIND ACRES-Garland

The Secretary was instructed to arrange with Mr. Garland an on-site inspection for Saturday, December 7 at 9:30 a.m.

MORATORIUM ON SUBDIVISIONS-Mr. E. Stephen Murray

It was agreed that Chmn. Gannett should discuss with Atty. Roger Elliott a reply to Mr. Murray's letter relative to the moratorium.

COMPREHENSIVE PLAN

It should be ready for final review by Dec. 11 meeting--hearing tentatively planned for the early part of January 1975.

SUBDIVISION REGULATIONS

Secretary to obtain from the S.M.R.P.C. all available revisions to the Subdivision Standards. Mr. Gannett will supply Mr. Junkins with a copy of Waterboro's latest regulations for Xeroxing. Early consideration will be given to revisions and additions.

SHORE LAND ZONING MORATORIUM--Central Maine Power Co.

Secretary was instructed to write a letter to the C.M.P. Co. calling attention to the Moratorium's restrictions and their effect upon POWER PERMITS.

SACO RIVER CORRIDOR

Attention was called to the hearing scheduled for Dec. 12, at 7:45 p.m. in the Limerick Town Hall.

Wade Junkins suggested that he abstain from voting upon matters connected with E. A. Garland's West Wind Acres thereby avoiding any risk of claims of conflict of interest. It was agreed.

Meeting adjourned

Respectfully submitted,  
*Frank R. Goodwin*  
Frank R. Goodwin, Secy.

*Copies + Land  
Out*

# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

SPECIAL MEETING

DECEMBER 7, 1974

ST. STEPHEN'S HALL

Members present: Chmn. Gannett, Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin. Meeting opened at 7:30 p.m.

## JOHN ROSSBOROUGH

Mr. Rossborough brought in Soil Suitability Maps of Mr. Wood's Ossipee Hill Estates and Mrs. Corchoran's Hillview subdivisions. He will bring in the Final Plan of Hillview to a later meeting. He was told, that if the on-site inspection of Mr. Wood's subdivision discloses no objectionable aspects, the Final Plan will be signed.

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Meeting adjourned

Respectfully submitted,

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



# Waterboro Planning Board

TOWN OF WATERBORO

MAINE

REGULAR MEETING

DECEMBER 11, 1974

ST. STEPHEN'S HALL

Meeting opened at 7:30 p.m. by Chmn. Gannett. Other members present: Wade Junkins, Daniel Willett, Daniel Sanford and Frank Goodwin.

The Chmn. read 4 letters written by Ms. Lorraine Libby of Limington, dated Dec. 3, 1974: one to John Bader, Land Quality Controls; one to Asst. Atty. Genl. John Patterson; one to Peter Chestney (?), O.I.L.S.C., HUD, Manchester, N.H. and one to the editor of the Boston Globe. All these letters called attention to her allegations that the Lake Arrowhead Estates or its subsidiaries were guilty of violations of the land use, subdivisions, zoning and possibly other laws and regulations, stating the violations along with chapter and section. She, furthermore, accused the D.E.P. of dereliction of duty and appealed to the various government officials and regulatory bodies to halt this development before further damage were to be done.

## S.R.C.C.

Chmn. Gannett read a letter from Carl Laws who offered to attend a Planning Board meeting, if requested, to discuss the districting of the Corridor. Enclosed also were two copies of the Commission's Policy for Determination of Districts, adopted Aug. 28, 1974 for the Board's convenience.

The Chmn. also read a notice of the continuing public hearing on this matter at the Limerick Town Hall at 7:45 p.m., Dec. 12, 1974.

The Chmn. turned over to the Secretary a list of lots in Lake Arrowhead Estates that have been determined by Carl Laws to be, in whole or in part, within the Corridor. He also directed the Secretary to see what could be done about making a colored composite map of the Sections within Waterboro.

The Chmn. gave to the Secretary for filing a copy of a Power Permit which he had granted to Mr. George Huntress, owner of a parcel of land off Rte. 5. Huntress has given a lot to his son, sold one and now plans to sell another.

## COMPREHENSIVE PLAN

Daniel Sanford presented the proposed Comprehensive Plan with previously discussed changes incorporated. The material under "Population" was discussed and the second paragraph revised. Mr. Sanford gave the Secretary the Master of the proposed plan plus some work papers for filing. A copy of the proposed plan will be given to Atty. Roger Elliott by Mr. Gannett for his review and comment.

## SUBDIVISION REGULATIONS

The Secretary produced two copies of "Amendments to Planning Board Standards for Reviewing Land Subdivisions" adopted by Y.C.R.P.C. 1/11/72, and amended initially on 4/25/72--accepted by the S.M.R.P.C. 11/27/73. Chmn. will make copies for Mr. Willett and Mr. Sanford. Others have copies.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE  
REGULAR MEETING  
DECEMBER 11, 1974  
ST. STEPHEN'S HALL

## ATTY E. STEPHEN MURRAY

The Chmn. read a draft of a reply to Atty. Murray's letter of Nov. 8, 1974 regarding a proposed subdivision to be presented for approval by Duane E. Shaw of Homes Unlimited, Inc. With minor revisions, the letter expressed the pleasure of the Board which directed the Chmn. to so reply.

## ATTY. ROGER ELLIOTT--Conflict of interest

The Chmn. will notify Atty. Elliott by letter that the Board sees no reason, at present, to claim conflict of interest on his part relative to his services to the Board in connection with the districting of the land within the Saco River Corridor.

## ARROWHEAD

Atty. Elliott suggested that the Board again request of Arrowhead the names and addresses of the contract vendees in order that it can meet the requirements of the statute relative to consultation with affected landowners. This will be taken care of by the Chmn.

## OSSIPEE HILL ESTATES--Louis Wood

It was reported that the on-site inspection made of this land on Dec. 7, revealed no objectionable aspects, therefore the Final Plan will be approved and signed.

## WEST WIND ACRES--E.A. Garland

It was reported that the on-site inspection of this property on Dec. 7, revealed some controversial features which will require further discussion and consideration.

Meeting adjourned.

Respectfully submitted

*Frank R. Goodwin*  
Frank R. Goodwin, Secy.



# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

Minutes of meeting held Dec 12, 1974 at St. Stephen's Hall.

Present were; Stuart Gannett, Wade Junkins, Clinton Woodsome, James Carll, Robert Weatherly, Building Inspector Merrill Pazolt.

Robert Weatherly appointed by Chm. Gannett to vote at this meeting.

Moved by James Carll, seconded by Robert Weatherly, voted by the Board ~~to accept the Dec 5, 1974 meeting minutes, quoting error in last paragraph. This paragraph to be struck from the records.~~

Moved by Robert Weatherly, seconded by Wade Junkins, voted by the Board that secretary write the Conservation Commission and ask for their results in Shoreland Zoning. Should be returned by our Jan 9 meeting.

Voted to return the form from Dept. Of Environmental Protection concerning Nolette & Payeur's Subdivision, telling them "we have no plan called 'Beaver Subdivision' but that we have one called 'Beaver Ridge Subdivision' " and ask if this is the one meant.

Voted to hold records for one week until approval and then send copy to selectmen.

The Board finished working on copy of Zoning Ordinance. James Carll will have copies typed for Jan 9th meeting so that David Joy may see them.

Adjourned at 9:20 PM.

*Ernest Smith Jr.*

Sec'y.

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

December 20, 1974

Mr. Ron Ward  
Lake Arrowhead Estates  
North Waterboro, Maine 04061

Dear Mr. Ward:

As you are aware, the Planning Board of the Town of Waterboro has been in the process of considering the districting of the lands which lie within the Saco River Corridor as defined by the Saco River Corridor Commission Act, to wit Chapter 150 of the Private and Special Laws of 1973 as amended by Chapter 208 of the Acts and Resolves of the special session of the Legislature in 1974, SPECIFICALLY SECTION 20, so that the Planning Board can make its recommendation as mandated by said section.

The Board is aware that numerous lots, owned by Lake Arrowhead Estates, lying within the Corridor, are currently in the process of being sold through the use of contracts. The Board is further aware that it is Lake Arrowhead's position that due to the number of lots being sold in this fashion, that the same is evidence of and demonstrative of an intensive pattern of residential growth. The Board takes the position, because of this argument and because of the phrase "affected land owners" which appears in said Section 20 that notice and consultation must be given to and had with the contract vendees in order to make its recommendation and feels this consultation is imperative to fulfill the terms of the statute.

On October 14, 1974 the Waterboro Planning Board requested that Lake Arrowhead Estates provide the names and addresses of the contract vendees so that these persons could be contacted. The list has not been provided as requested, for the reason stated in your letter of October 30, 1974, as being against company policy. The purpose of this letter is to again formally request the names and addresses of the contract vendees and to also call your attention to the fact that unless this list is provided, that it is the Board's position that it cannot meet the mandates of the statute nor make the recommendation as contemplated by the statute.

Without this information the Waterboro Planning Board cannot fulfill its obligation to the statute or the Saco River Corridor Commission and it will therefore be compelled to seek other effective means of procuring the same.



December 20, 1974 Cont.

Sincerely yours,

*Stuart Gannett, Sr.*

Stuart B. Gannett, Sr.  
Chairman, Waterboro Planning Board

cc:

Carl Laws

Frank Goodwin

Star King

Roger Elliott

Lorraine Libby

Wade Junkins

Dan Willett

Dan Sanford

Andrew Woodsome, Jr.

John Monteith

Dianne Holden

Merrill Pazolt

Richard Meggison

December 28 1974  
Special Meeting

Held at Chmn. Gannett's office at the Southern Maine Finishing Corp. Members present: Chmn. Gannett, Daniel Willett, Daniel Sanford and Frank Goodwin. Convened at 9:00 a.m.

**JOHN GENDRON**

Mr. Gendron inquired of Chmn. Gannett whether or not the sale of a certain parcel of land off the Old Alfred Road near the power line would require subdivision approval. The Secy. was instructed to write to Mr. Gendron asking him to state his inquiry in a letter to the Board, to enclose a copy of the deed to the present owner, a detailed plan showing the orientation of the parcel, the abutters and rights-of-access, if any.

**E. STEPHEN MURRAY**

Chmn. Gannett read a recently received letter from Mr. Murray registering his dissatisfaction with Chmn. Gannett's reply to a recent request, by Mr. Murray, for specific information relative to a hypothetical presentation of a Preliminary Plan for consideration of a subdivision and demanding that the information he first requested be provided. It was decided to have Atty. Elliott either answer the letter or draft one for the Board use.

**SUMMONS--MORATORIUM**

The Home Builders Assoc., Inc. of Portland, Maine has instituted a law suit against the Waterboro Planning Board and its individual members in a "Complaint for Review of Governmental Action, for a Declaratory Judgment and for Injunctive Relief". Messrs. Willett, Sanford and Goodwin reported that each had been personally served with a summons from the Superior Court of York County--Chmn. Gannett stated that he had been left with Mrs. Gannett to give to him. It is understood that Mr. Junkins has also been summonsed.

It was decided that an appointment should be made with Atty. Elliott at the earliest possible date to discuss the matter with him.

**WATERBORO ACRES--DAVE BOYNTON**

Mr. Boynton submitted a supplemental plan to his original Final Plan showing a slight change in the boundary between lots 13 and 14 necessitated by an inadvertent encroachment upon lot 13 by the purchaser of lot 14. It was unanimously voted acceptable and was approved.

**LOUIS WOOD--OSSIPPEE HILL ESTATES**

The Final Plan of this subdivision was unanimously voted acceptable and was approved with the restriction that none of the lots numbered 3, 4 and 5 could be further subdivided and that this should be noted on each deed. Mr. Rossborough is to be informed by letter of this action and told that the Plan will be turned over to him as soon as the Board receives a sample deed bearing this restriction.



Special Meeting  
December 28, 1974

WEST WIND ACRES--E.A.GARLAND

The Preliminary Plan for this subdivision was reviewed in detail. The following proposals are to be made to Mr. Garland: that lots 3, 4 and 5 should be made into two lots; the acceptability of lots 9 and 10, proposed as having their own septic tanks but a common leaching bed on lot 9, is questionable, therefore, the Board will ask Mr. Garland to conduct further investigation to see if a suitable spot for a leaching bed cannot be found on lot 10; the relocation of lot boundaries from 10 to 15; the relocation of the right-of-way from the turn-around out to New Road and the reservation of lot 13, or a portion of it, as an open space leading up to the proposed picnic area. The Secy. was instructed to write a letter to Mr. Garland to appear at the Jan. 8th meeting to discuss these proposals.

SACO RIVER CORRIDOR COMM.

The Secy. was instructed to write a letter to Mr. Carl Laws inviting him to the Jan. 8th meeting.

Meeting adjourned at 11:00 a.m. Next meeting, Jan. 8th at St. Stephen's Hall.

Respectfully submitted,

*Frank R. Goodwin*

Frank R. Goodwin, Secy.



REPORT OF THE WATERBORO PLANNING BOARD

for 1974

The Planning Board held thirty-three meetings averaging two and one half hours each; held three meetings with the Board of Selectmen and one meeting with the Building Inspector; attended five out-of-town hearings on the districting of the Saco River Corridor; various members attended several meetings, sponsored by the Southern Maine Regional Planning Commission, on the new Plumbing Code, code enforcement and various aspects of town planning; processed eight applications for subdivision approval; made twelve on-site subdivision inspections; completed the preparation of a proposed Zoning Ordinance, had it printed and distributed and held two hearing sessions on it; reviewed, revised and completed the final draft copy of a more-inclusive Comprehensive Plan; started consideration and review of existing Subdivision Regulations preparatory to making revisions; prepared maps and other information for use in consideration of recommendations for districting land within the Saco River Corridor; declared a moratorium on subdivisions for one year, effective June 19, 1974; gave consideration to miscellaneous varied matters relative to land use, pollution, power and building permits, surface drainage etc.

The Board lost two members and two alternates by resignation--only the two members have been replaced. The normal membership is five members and two alternates. While the lack of the two alternates is not disastrous it does adversely affect the performance of the Board by depriving it of two working members, alternates to use in case of the absence of a regular member and prospects from which to choose a new member when a vacancy occurs.

After considerable discussion of the matter, the Board unanimously agreed that it is an unjust imposition upon the members for the citizens of the Town to expect them to devote such time and expense, as they do, to Town matters without proper compensation. The Board, therefore, unanimously voted to recommend to the Town that each member and alternate be paid \$8.00 per meeting attended, and \$10.00 plus any associated expense including mileage at 15 cents per mile for attendance to any out-of-town meeting or hearing or on an errand of Town business.

In these times of rapid development, long-range municipal planning is a vital necessity. In the area of town management, the planning board is usually looked upon as second in importance only to the Board of Selectmen, and as a reliable body for them to look to for well considered recommendations. As do all other municipal bodies and offices, a planning board needs people who will give of their time, usually to the point of sacrifice because, when done properly, it is a time-consuming job. Therefore, when a citizen is approached to fill any municipal position it is because there is an important job to be done and it is a matter of obligation.

Frank R. Goodwin



PLANNING BOARD FINANCIAL REPORT, 1974

Balance on Hand, January 1, 1974	\$161.34	
Received from Town of Waterboro	500.00	
Received in Subdivision Fees	<u>85.00</u>	\$746.34

Pd. to Casco Bank as Service Chgs.	9.00	
Pd. to St. Stephen's Parish for Rent of Hall	81.00	
Pd. to Town Clerk, Subdivision Fees	85.00	
Pd. to Postage	17.68	
Pd. to So. Maine Reg. Planning Comm., Printing of Zoning Ordinance	95.77	
Pd. to Lincoln Press, 1000 Letter Hds. & Envs.	49.16	
Pd. to Down Maine for Office Supplies	8.45	
Pd. to Down Maine for File Drawer	<u>152.00</u>	
		<u>498.06</u>
Balance on Hand, December 31, 1974		\$248.28

Respectfully submitted,

*Frank R. Goodwin*

Frank R. Goodwin, Secretary/Treasurer

# Waterboro Planning Board

TOWN OF WATERBORO  
MAINE

## REPORT OF THE WATERBORO PLANNING BOARD *For 1974*

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