

9288  
165

# BRIDGTON - ON - THE - LAKES

039254

## TOWN OF BRIDGTON

INCORPORATED 1794

Office of the Town Manager  
Municipal Building

Bridgton, Maine

April 17, 1980

2X9288FCU165

Northeast Properties, Inc.  
P. O. Box 157  
Belmont, Mass. 02178

Re: Highlands Point Subdivision

Gentlemen:

At its meeting held at the Bridgton Town Office on April 15, 1980 at 7:30 P.M., the Bridgton Planning Board voted to approve your application for the Highlands Point Subdivision, subject to approval of same by the D.E.P. under the site selection law, and with the following conditions:

1. There shall be no further subdivision of said lots.
2. The minimum acceptable separation of the bottom of leach fields from seasonal high water table shall be 24 inches.
3. A requirement for septic approval shall be the identification of a suitable alternate leach field in the event of failure of the first.
4. Lot 29 is approved as a common lot and not as a residential lot.
5. Placement of buildings on the following lots shall conform to the applicants recommendations as included in the application and noted below:

Lot	bldg. shall not be below elevation	ft.
25		485
26	" "	500
39 & 40	" "	525
41	" "	550
42	" "	565

# BRIDGTON - ON-THE - LAKES

## TOWN OF BRIDGTON

Office of the Town Manager

BRIDGTON MAINE 02944

Municipal Building

Bridgton, Maine

### Highlands Point Subdivision - Page 2

Lot 43	bidg. shall not be below elevation	575	ft.
44	" " " " " "	550	"
45	" " " " " "	560	"
46	" " " " " "	570	"
47	bidg. shall not be above elevation	545	"
61	" " " " " "	550	"
62	" " not be below elevation	600	"
63	" " " " " "	625	"
64	" " not be above elevation	675	"

6. Septic systems and residences shall be set back from high water at least 250 feet on all lots falling in Resource Protection Zone. - Lots 10 through 12 and lots 52 through 60.
7. Shoreland lots 13 through 30 shall have septic systems set back at least 200 feet from high water.
8. Shoreland lots 39, 40 and 41 shall have septic set-backs conforming to building set-backs listed in #5 above.
9. The Code Enforcement Officer for the Town of Bridgton shall have permission to make periodic inspections to ensure compliance with the "Land Use Standards" of Bridgton's Shoreland Zoning Ordinance, specifically Sections 11E on Erosion and sedimentation control and 11 F on road construction, since these standards apply to activity by the developer which does not require a permit under Shoreland Zoning.
10. The Bridgton Planning Board may require additional soil erosion controls, if it is found during construction that any proposed controls are inadequate to protect the Highland Lake water supply. The CEO shall be responsible for making necessary inspections and recommendations to ensure compliance.

3X9288700166

EXHIBIT XIV

DEP APPLICATION #86-6489-05020

Addendum to Site Location Application

Because of steep areas and possible construction problems on certain lots of the proposed subdivision, Highlands Point, MAIN-LAND CONSULTANTS suggests the following elevations below which building construction is not recommended.

<u>Lot #</u>	<u>Contour (elevation)</u>
25	485
26	500
39	525
40	525
41	550
42	565
43	575
44	550
45	560
46	570
62	600
63	625

Reference to these locations can be made by referring to the contour map on file as support material with the Town of Bridgton Planning Board.

989288:01168

# BRIDGTON - ON - THE - LAKES

## TOWN OF BRIDGTON

Office of the Town Manager  
Municipal Building

BRIDGTON, MAINE

Bridgton, Maine

Highlands Point Subdivision - Page 3

11. The installation of a dry hydrant on Common Lot #29 shall be required to facilitate fire protection.

For the Bridgton Planning Board

*Donald Beal*

Donald Beal, Chairman

CC: Don Witherill, D.E.P.  
Clifford Goodall, Lund, Wilk, Scott & Goodall  
Leo Hamill, C.E.O.  
Mainland Dev. Consultants.

P.S. Enclosed is a letter from the Bridgton Fire Chief with recommendations for your consideration regarding additional fire protection.

6X9280650159