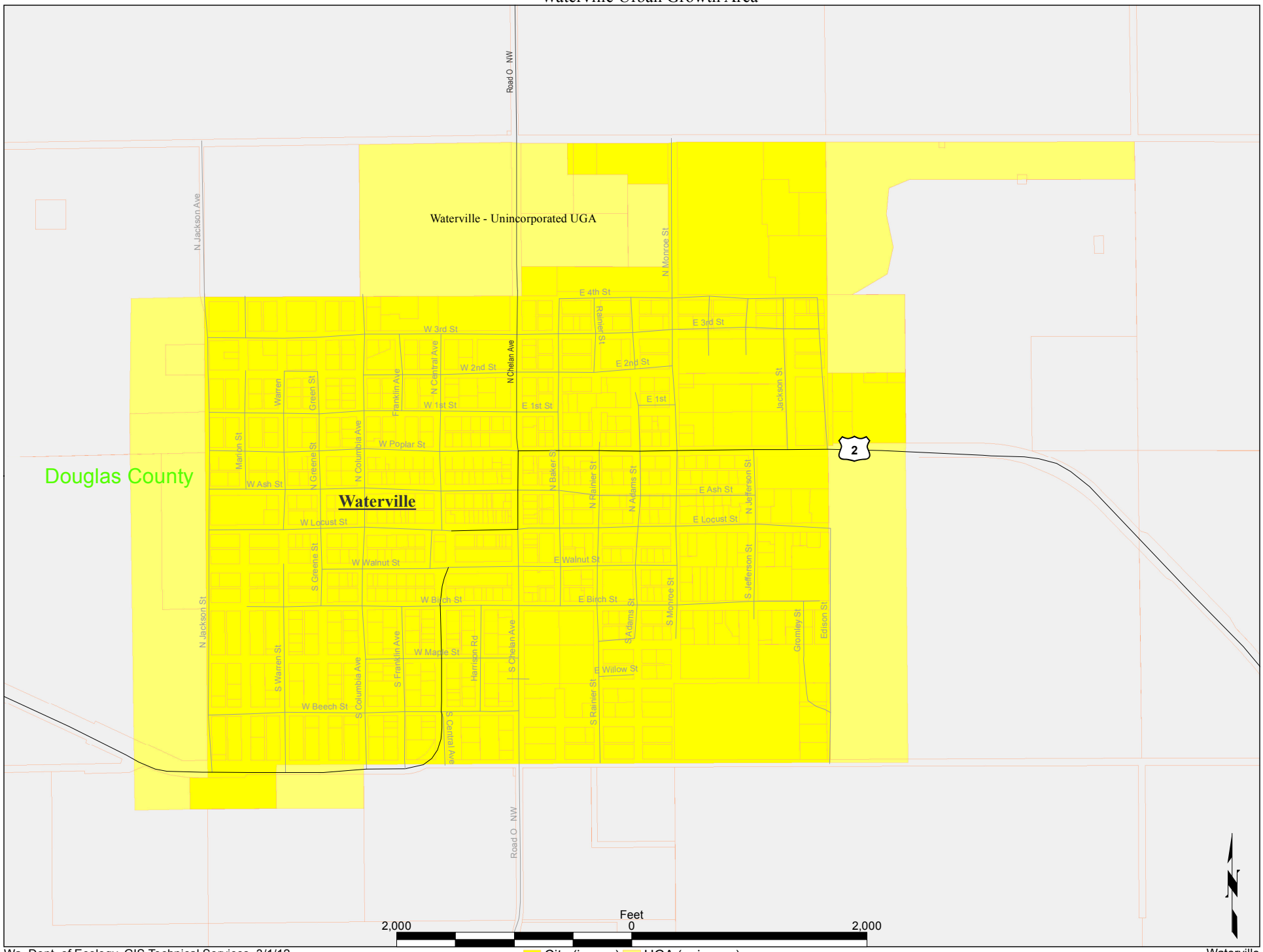Waterville Urban Growth Area