

Birchcrest Acres Public Hearing

October 28, 1987

Planning Board Members in attendance; Doug Foglio, Mike Hammond, Dwayne Woodsome, Larry Jacobsen, Anna Jackson.

Meeting called to Order at 7:45 P.M.

Original copy of the subdivision plan was displayed on bulletin board along with new re-alignment proposal of the remaining undeveloped parcels. Mr. Guy Raymond and Mrs. McDowell have surveyed property and have found the original survey to be incorrect and inadequate. The property has been resurveyed and the proposed re-alignment is as close to the original as possible. Does the State law permit the re-alignment? The town attorney and Mrs. McDowell's attorney have been contacted. The Planning Board felt the next step was to get input from the public, therefore scheduling this Public Hearing.

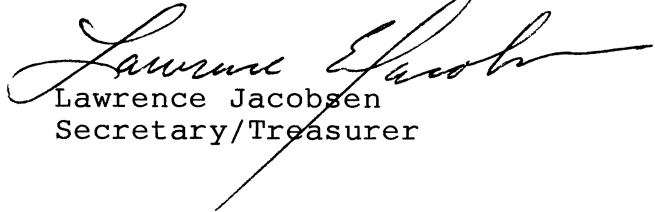
John Tufts, after reviewing the proposed changes question the comments printed near his existing lot concerning a Quit claim deed. Paul Bureau, Mr. Raymond's representative was not sure and said he would have to ask the surveyor for this information. To the best of Mr. Bureau's ability he believed that Mr. Rossborough could not find documentation of the lot in question. Mr. Tufts said that he had been to the courthouse and found the information in question and would be willing to help out with further research on his lot.

Alfred has on record a 100 x 100 square lot behind Mr. Tuft's lot. Mr. Bureau stated that from the information given them by the surveyor the boundaries could be off by quite a bit. The boundary of the subdivision is right. It is the internal lots that there is a discrepancy on. There is a definite possibility that the existing owners could have more land than they were aware of. The calculations for the internal lots was totally inaccurate however, the external line is correct. Reference to letter on file concerning a note that would be incorporated in all deeds was made. (See file for further information) There are fourteen remaining lots to be sold. Mr. Libby was concerned with his well being on another lot after re-alignment of lots. Something could be worked out with the owners to insure that Mr. Libby would be able to service his well. Concern voiced by Mr. Tufts with the maintenance of the road. Mr. Libby has plowed the road for the last five years. Mr. Foglio informed those present that all roads have to meet town standards before requesting that the road be accepted by the town as a town road.

The new re-alignment of lots do not meet the required 20,000 feet. The end lot has 21,000 ft. there is enough land available if aligned properly all lots would meet the required 20,000 ft. All zoning standards must be met by the standards at the time of the original subdivisions acceptance. Also noted that Lot 9 had no access to the walkway. Should have same accessibility as other lots. Mr. Tufts lot must have documentation before quit claim deed would be issued. Before sale of further lots boundaries to be surveyed and marked. Would like to insure well is for Mr. Libby use solely, owner's should seek a solution to this problem.

When proposed houses go in the 75 ft. setback requirements must be met. Arrangements should be looked into for the maintenance of the road. The current right of way (road) does not meet town standards. A possibility of land owners abutting right of way to allow an easement of property of possibly 15 ft. each side of road to allow road to meet town standards. The subdivision was approved in 1971 and has laid dormant until recently. When the new owner's tired to survey they realized that the pins had either been moved or lost they found the bogus job done. The further they went with the surveying the more compound the problem got. Board could do nothing concerning the road other than to voice the subdivisions concern. Suggest that the owners look into this with the existing property owners and try to come up with a solution. Hearing closed at 8:34 P.M.

Respectively submitted,


Lawrence Jacobsen
Secretary/Treasurer

Anna Jackson

Michael Hammond
