

**Planning Board Meeting
Minutes For April 25, 2002**

Susan Dunlap called the meeting to order at 7:30 p.m. noting attendance of Dwayne Woodsome, Tim Neill, Roland Denby, and Everett Whitten.

APPOINTMENTS

7:30 p.m. Andre Cote application for Meadowbrook Subdivision presents a revised preliminary plan. The checklist is reviewed. Sue asked the applicant to refresh their memory. The nitrate study is presented to the board. Sue asks if they are asking for any waivers. No they are not at this point. They eliminated one lot and the configuration of the lots a little bit. Went through the changes. They have the hydro study, lot bearings and distances, two test pits per lot for septic design, soil surveys are done, erosion and sediment control, waiting for 911 approval, drainage plan, details of fire pond at the looped road, signature on the plan. They have shown 1-foot contour intervals. Names of abutting property owners are shown. There are no existing deed restrictions on the property.

Sue explains that this is a 12-lot subdivision application at the end of Brookside Drive.

The fire chief's letter recommends that the fittings for the dry hydrant be changed to use what the fire department uses. The chief would also like to see 8' schedule 40 pvc piping used throughout the whole system. The turnout at the fire pond needs to be paved.

Sue states that the road review committee is reviewing the plan to make a recommendation. The road is discussed at this time. There will be two 12' lanes. There are three sheets of road profiles. No sidewalks are proposed. Driveway locations are shown. The drainage is going to be ditching and cross culverts.

The preliminary plan checklist was

Make the changes the fire chief was asking for. Submit restrictive covenants. The road review committee will submit their recommendations. Sue asks what interest does the applicant have on submitting a hydro-geological impact study. Tim states it is required in the ordinance that it is required. Section of the Subdivision regulations 6.2.1 shows the requirements.

Dwayne questions the safety of the kids regarding the fire pond. They could maintain a bigger safety fence.

Is there going to be some time of association or is it going to be maintained by the developer. Andre Cote states that he is going to build the road to town specs and intends to put it to the town to be accepted as a town road. Roland asks Mr. Cote that if he could have an engineer to certify that the road has been built to specs. Andre Cote asks if the board wants to have an inspection schedule. Dwayne states the road review committee can help with this.

Sue states that the board needs more information on whether we need someone to look at this information and

Dwayne Woodsome made the motion to send this application to peer review, to see if this information meets our ordinance or not. Roland Denby seconds. Vote is unanimous in favor.

Dwayne W. made the motion to send to the road review and make a written recommendation. Everett Whitten seconds. Vote is unanimous in favor.

There is discussion regarding whether to hold a public hearing or not. Sue states that all they would discuss at the public hearing is new issues.

Dwayne thinks its still up in the air as to whether the developer of this subdivision would be responsible to build up Brookside Drive. Sue states this town does not have impact fees and that is what that would be used for. Dwayne W. made the motion to hold a public hearing is set for May 8 at 7 p.m. Everett Whitten seconds. Vote is unanimous in favor.

A workshop is requested at the next road review committee meeting on May 2 to discuss this road and whether the developer should upgrade Brookside drive to the new road standards.

8:30 p.m. Mark Elliott is back for a conditional use permit application for a small used car lot on Old Alfred Road. There is a note in the file from the CEO confirming that the lot is in the wellhead protection zone. Tim asks if we have heard from the Water District about that yet. Sue states there is nothing in writing in the file. She was told he is very concerned there be no coolant storage or changes, or oil storage or changes or scrap storage. Sue states they should re-review the wellhead zone and whether it prohibits the sale of cars. Sue asks the applicant to explain what his intentions are. Going to put one car down by the road where the driveway is and put a couple up near the old section of Old Alfred Road. Applicant intends to keep the tree line for privacy. Wants to keep five vehicles for sale at a time. Sue informs the applicant there will be a public hearing on this application. Mark states, under six at a time. Mark states that they sold 15 cars last year in Arundel. Tim states that the application must be updated as well to state vehicle sales only. Roland asks if the state license regulates the type of car that he sells. Mark says no, that he has to get town approval and then state approval first but does not regulate the type of car he sells. Mark states that he doesn't have a tow truck so if they can't drive it home they won't buy it. Tim asks if Mark would be comfortable with a six-car limit.

Mark says he'd be ok with whatever the board felt comfortable with. It is decided to have the public hearing at the May 8 meeting at 7:30. Roland asks how many cars at one time.

Charles Beach contractor for John Lynch regarding 30% expansion within the shoreland zone. The structure has an upper deck. Applicant wants to repair and enclose the deck. Only a portion of the entire structure is within the shoreland zone. There was no decision made on this other than to tell the applicant that he must meet the requirements to review 30% expansions within the shoreland zone.

OLD BUSINESS

PREVIOUS MEETING MINUTES

MISCELLANEOUS

Dwayne Woodsome signed a pole relocation permit for Saco River Telephone.

ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 9:15 p.m. Everett Whitten seconds. Vote is unanimous in favor.

Approved date:

Laura Dunlap

Everett Whitten

Tim Perry

Dwayne Woodsome

Roland E. Denny
