

Planning Board Minutes  
May 8, 2002

Susan Dunlap called the meeting to order at 7:35 p.m. noting attendance of Dwayne Woodsome, Everett Whitten, Tim Neill, and Roland Denby.

APPOINTMENTS

**7:30 p.m. Bruce Lewis with Sketch plan application for Ledgewood subdivision off of Goodwins Mills Road on map 2 lot 9.** Mr. Lewis explains this is an application for a 5 lots with under 30 acres of development. Sue states that when she saw this application she took the liberty to have Southern Maine Regional Planning Commission look at this application as this appears to be an extension of the application just approved for Woodland Ridge Subdivision and that they are actually making a 30 lot subdivision out of one piece of property.

Sue gave Mr. Lewis the names of two DEP contacts to send his application to see if it falls under Site law.

Everett Whitten asks what the remaining land will be used for. Mr. Lewis states that at this point he does not intend to develop it. Bruce states that he will follow up with DEP.

Dwayne asks how much of this land is wetlands.

Bruce Lewis states that a piece of the land next to the Laskey property is wetlands. Part of the space designated at open land is the wetland area.

Dwayne asks if this is a cluster subdivision. Bruce answers yes it is clustered with the lots being at least 1 acre in size.

Tim Neill asks if the road is intended to be private or town. Bruce replies that he will build it to town specs. Bruce asks if the board is going to require a hydro-geological study.

Sue answers yes and it will be sent to peer review.

Roland Denby asks the price range of the lots. Bruce answers they will be between 25-30,000.

Sue asks again what is the intention for the remaining land because it appears that the 50' right of way between lots 1 and 2 of Woodland Ridge is access to this remaining land for future subdivision. Bruce states that he has no intention of making another 30 lots back there. Bruce states he wouldn't have a problem stating he would not access that property through the 50' right of way.

There is discussion regarding requiring this subdivision to bring town water to it. Roland thinks they should find out if the Water District can support 30 more homes. Bruce asks what is the concern about the water, is it drinking water or fire protection. Dwayne answers that when this lot was previously reviewed for subdivision there were so many lots that there was a concern

about the affect on the groundwater being so high and the drainage going across the property and what that might mean to the drinking water. Also this property drains into Shaker Pond.

Dwayne states that they will need a letter from the fire department, the post office, 911 coordinator, a letter from the SAD 57 Transportation dept. and an entrance permit from DOT. Dwayne mentioned that the board might want the applicant to contact Gary Lamb from fish and game to get an impact study on the wildlife on this property.

Dwayne made the motion to accept the sketch plan of Ledgewood subdivision. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

**8:00 p.m. Mark Mosnicka with an application to construct a handicap ramp to the water at Lake Sherburne on Map 47 lot 145.** Dwayne made the motion to schedule an onsite inspection of the property and that the applicant apply for a permit by rule with DEP. Everett Whitten seconds the motion. Motion carries with a unanimous vote in favor. The site walk is scheduled for Thursday the 16<sup>th</sup> at 6 p.m.

#### MISCELLANEOUS

Dwayne Woodsome made the motion to hold a workshop and invite the selectmen regarding their proposal on a growth management ordinance. Tim seconds the motion. Motion carries with a unanimous vote in favor. Meeting is scheduled for Monday the 20<sup>th</sup> at 7 p.m.

Dwayne suggests that the board require all day cares to register with the town so that the board had information regarding what day cares were in existence at the time of enacting the changes of April 27 town meeting making day cares a conditional use.

#### ADJOURNMENT

Dwayne made the motion to adjourn at 9 p.m. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Approved Date: \_\_\_\_\_

Mark Mosnicka

Everett Whitten

Tim Davis

Dwayne Woodsome

Robert E. Deely

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