

## **Planning Board Minutes May 7, 2003**

### **I. ROLL CALL**

Attending from the Planning Board, Tim Neill, Everett Whitten, Dwayne Woodsome, Roland Denby. Kurt Clason and Teresa Lowell are absent.

### **II. APPOINTMENTS**

The first appointment is a public hearing for Ossipee Landing subdivision. Sue Dunlap called the public hearing to order at 7 p.m. Attendance from the public as follows: Jason L'Heureux, Jon Gale, Debbie Downs, Dave Fedrizzi, Doug Foglio, Phil Tarr, Wayne Blue, David Benton, Road Commissioner, Steve Everett, Craig Higgins, and J.T. Lockman from SMRPC.

Mitchell explains the subdivision. Mitchell Rasor explains that there will be open space including a ball field and he understands that open space will be held in common by the landowners until the trust takes it over or the town meeting has accepted it as town owned property.

Dave Fedrizzi asks if homeowners could change the restrictions of the open space. Mitchell states that someone like the Nature Conservancy would oversee the open space with the town having an active role.

Sue explained the site walk. They held the sitewalk this evening at 5:30 prior to the hearing. There was no public attendance at the site walk. Sue asks what they intend to do with the wet spot in the middle of where the roads will be. Mitch states it is intended to leave it in its natural state, and drainage will be directed away from that area.

Phil Tarr, manager of Lake Arrowhead stated that he has reviewed the plan and it is good. His only concern is the traffic that will be created at a new four way intersection across from Old Portland Road. Phil asks if they have considered any safety signs as a part of the approval process? Other than that concern Phil welcomes the development to the neighborhood.

Mitch states that they have met the required site distances but will agree to signs if required.

Doug Foglio states that the planning board can require signs and can also require a traffic study to see if this intersection will warrant a traffic signal. The board can also require a certain amount of money to be set aside for a future traffic light. Doug adds that if the developer is going to turn the open space over to any group it should be to the town conservation commission. Mitchell states they have not made arrangements with any land trust and would love to know who to speak with representative of the town to negotiate with the conservation commission.

The public hearing closed at 7:26 p.m. and the regular meeting started.

Phil Tarr with a conditional use / setback reduction on map 45 lot 1336.

Phil explained that what they want to build is a central mailbox and the lot will not allow them to place it at the required 40 feet because it drops right off to the water. There is a cluster mailbox there now, they want to build this one further back and make it bigger.

There will be lighting and a yard hydrant for watering plants. They have room to make more parking if the board requires that. Dwayne Woodsome made the motion to approve the 15 foot front yard setback for cluster mailboxes on Old Portland Road with the construction of off street parking be from the road to the mailboxes, no water, no plumbing inside the building unless for fire protection. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Mitchell Rasor review of subdivision. J.T. Lockman states that he is very pleased about how the project has shaped up since he saw it last year. At this time the narrative of JT's review is gone over.

Recording the plan is supposed to show the entire parcel owned by the developer.

The survey should be recorded along with page one of the subdivision.

JT questioned the floodplain is 1' and many towns require a structure to be 2' above the floodplain. Waterboro requires 1 foot. York County is reviewing the soil erosion control plan.

Biggest concern is the management of open space. JT suggests that the board have more details prior to final approval. Mitch states he has met with a land trust. He will meet with the conservation commission next month. He can say that the land will remain in control of Carthage Lumber with the intention to give to a trust in the future. He is hoping the board will not hold up the approval for the details. JT states that isn't the details that would be required for approval. It is the board needs to know what will happen if the plan to give to a trust doesn't happen. Dave Fedrizzi states that the conservation commission meets the first Wednesday of every month at 7 p.m. If the planning board plans to attend this will have to be posted.

The applicant needs written approval with the fire chief regarding fire protection.

Need cost estimates for the performance bonds.

Because this is a small part of a larger project the stormwater report should be for the entire project. This part doesn't trigger DEP review and it would be unfortunate if stormwater plan had to be amended when they bring forth the master plan for the rest of the parcel. Mitch states he has had conversations with DEP and he doesn't want this to be a condition of approval of these lots. This is an isolate area because of the wetland and he can't envision having to change anything when the rest of the lots are developed.

Show sidewalks on the plan. The board has talked about bike lanes and he thought the direction was bike lanes. Doug Foglio states that if the board doesn't require sidewalks at this time they should at least consider a 10 foot easement removed from the road to keep children separate from the road. It would set the land aside and give the town the flexibility in years to come to place a sidewalk.

List the waivers applied for and granted on the plan.

There is a requirement for a high intensity soil survey. The board may have accepted the hydro study in place of this. If the board isn't going to require it they should

vote to waive it. Mitch did not ask for a waiver on the high intensity soil survey. It should have been presented to the town.

The well location on lot 8 looks like it may be iffy whether a well can go on this lot. If there is a need for an easement on another lot it should be shown on the plan.

Mitch states he will do whatever the town wants. There could be a note on the plan and deed that lot 8 may have an easement for a well.

Before final approval ask for a narrative on future proposed phases. Mitch states that they are working on the master concept plan. Some information has been provided to the town.

If the larger phase is going to have cluster septic or well system would the first 13 homes be added later? Mitch states this phase will have individual well and septic. They are looking at the potential of high yield wells and community septic system as part of the master plan. These first lots will remain privately served. These are isolated from the rest of the site.

Pam L'Heureux states they should re-consider the name of the road because it sounds too similar to Ossipee Hill Road. Mitch states he has already been asked to do that.

Tim Neill made the motion for York County Soil to peer review the erosion and sediment control plan and for Sebago Technics to peer review the hydro study and the stormwater management plan. Roland Denby seconds. Motion carries with a vote of 3-0-1 with Dwayne Woodsome absent from this portion of the meeting.

JT states that when the board accepts the letter of credit to look for a one year expiration date and have some sensible system for renewal so that it can easily be rolled over for another period.

Mitch provided proof of mailing to abutters of this public hearing.

JT reminds the board that one issue that hasn't been nailed down is what the board wants to do about the four way intersection, reminding the board that DEP will be looking at this when the master concept comes out and will look at requiring a traffic study. Most towns don't require a traffic study until the project brings an added 200 trips per day.

Jon Gale states the board should at least require a certain amount of money for a traffic light for the future. The board agreed to wait on this requirement until this triggers DEP review.

Sue asked if they took the deer yards into consideration? Sue states to cut all those trees is contrary to what they say they want to do. Mitch states that they have not clear cut the land.

Kent Whitten with sketch plan application for map lot off of Mast Camp Road.

Sue asks if anyone on the board feels that any member could not be biased where this is Everett Whitten's property. Everett states that he is biased. Dwayne Woodsome notifies the board that he owns land that abuts Everett's but he doesn't feel he is biased but if he does become biased he will let the board know. Tim Neill made the motion to excuse Everett Whitten from the board because of bias. Dwayne Woodsome seconds. Motion carries with a unanimous vote in favor.

The board reviewed the sketch plan. Everett is requesting setbacks 20 foot front and 10 foot side setbacks. 6 ½ acres out of the total 13.4 will be developed. He has decided to limit the houses to age 55 and older. Sue asks if he intends to bring in town water? Everett states it depends on the lot where people are looking at building a diner. He is requesting a waiver on the hydro study. The flow from his property is towards the back where there is no development.

Dwayne suggests they look at building a sidewalk to Hannaford. They required Dunkin Donuts to do that. Everett asks if this is just on the development road or to Hannaford. Dwayne states he thinks one should be built to Hannaford.

Dwayne states that if this is elderly housing kids can't stay there for more than 10 days and school buses can't stop there. Dwayne states that the growth ordinance exempts elderly housing.

The proposed hammerhead is discussed. Dwayne says he'd rather see the road come out. The hammerhead turns were adopted at the 2000 town meeting. Sidewalks are still up in the air and deed restrictions to define over 55.

Dwayne made the motion to send this elderly housing plan to SMRPC as far as age restrictions to be paid out of consultant fees. Tim Neill seconds. Motion carries with a unanimous vote in favor.

Reviewed the checklist. The subdivision needs a name.

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

The board tells Everett he needs to consider sidewalks.

### III. MINUTES OF PREVIOUS MEETINGS

### IV. REPORT OF OFFICERS

### V. OLD BUSINESS

### VI. CORRESPONDENCE

Dwayne made the motion to acknowledge the letter from the North Waterboro Post office requesting that any new developments be forwarded to them. Roland seconds. Sue states that she is concerned about groups getting special attention. We don't run a mailing list.

Dwayne said that his motion is that the developers do the mailing that is to continue following our same policy where the developer notifies. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

### VII. MISCELLANEOUS

Roland Denby asks if each member of the board can get a copy of the revised comprehensive plan and of the charter.

### IX. ADJOURNMENT

Dwayne made the motion to adjourn at 10:10 p.m. Roland Denby seconds.