

## **Planning Board Meeting Minutes 07/02/03**

July 2, 2003

### **I. ROLL CALL**

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

### **II. APPOINTMENTS**

Phillip Hamel Map 17 lot 9G for conditional use / setback reduction on River Ridge Road off Route 117. Mr. Hamel reports that Saco River Corridor Commission has given their approval to construct a home with a minimum setback of 100 feet from the highwater mark of Little Ossipee River. They need a 40 foot front yard setback to construct the home they want to build. The lot is in the forest and agriculture zoning district, which requires a 100 foot front setback. The lot is just over 2 acres and the minimum lot size in the F & A zone is 5 acres. Section 2.08 gives the planning board authority to grant a setback reduction because it is a non-conforming lot of record. The planning board scheduled a site walk for July 16<sup>th</sup> at 6:30 p.m.

Ruth Brown on Map 7 Lot 3A on Ossipee Hill Road for a conditional use for Auto repair in the Agriculture and Residential zone. Ruth explains that they currently have a paving business at their property and they would like to offer towing and repair to one commercial account. Sue Dunlap explains that auto repair in the AR zone is allowed with direct access to a state aid highway. The board all agreed that towing could be done under the contractor business that is a primary use in the AR zone. But service cannot be allowed because Ossipee Hill Road is not a state aid road. Ruth withdrew her application and her \$100 application fee will be refunded.

Myron Edgerly with Site Plan application for Massabesic Health Recourses on map 4 lot 41 off Route 202. Myron explains that he is the contractor for the owners whose current lease is up in 2006 in the building where the post office is. The current building just isn't big enough for their use and they want to build a new building of their own. The building is proposed to be on a 4' frost wall with a poured slab. The applicant requested a waiver on the requirement of a nitrate study. Dwayne Woodsome made the motion to waive the nitrate study. Everett Whitten seconded. Motion carries with a unanimous vote in favor.

A public hearing is scheduled for July 23 at 7:30. A site walk is scheduled for July 23 at 6:30 and a regular meeting will be held immediately following the public hearing so the board can act on the site plan application and any other applications that are scheduled for this extra meeting.

The checklist is reviewed for site plan. The applicant provided all of the required information.

### **III. MINUTES OF PREVIOUS MEETINGS**

Teresa Lowell made the motion to accept the minutes of the June 18 meeting. Tim Neill seconds. Motion carries with a unanimous vote in favor.

#### IV. REPORT OF OFFICERS

#### V. OLD BUSINESS

All of the computer equipment and programming has been ordered in time for this fiscal year.

#### VI. COMMUNICATIONS

1. It is noted for the record that a letter was forwarded from BH2M that they have withdrawn their application with the town of Lyman to amend Bartlett Pines Phase II.

#### VII. MISCELLANEOUS

Patti asks the board if they would be interested in seeing a presentation from NEMO regarding nonpoint source water pollution and how pollutants get into lakes, stormwater management information? Dwayne suggested that we try to schedule one for after summer and invite the town of Lyman or other towns and host a regional workshop. The board agreed to have Patti look into this.

#### VIII. NEW BUSINESS

#### IX. ADJOURNMENT

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