

## **Planning Board Meeting Minutes July 16, 2003**

### **I. ROLL CALL**

Susan Dunlap called the regular meeting to order at 7:30 p.m. noting attendance of Tim Neill, Everett Whitten, Roland Denby and Teresa Lowell. Dwayne Woodsome was absent to attend a workshop. Kurt Clason was absent as he was out of town.

### **II. APPOINTMENTS**

Sue Noted for the record that the board performed a site walk on Beaver Ridge Road on map 17 lot 9G for Phillip Hamel setback reduction application. No members of the public were there.

7:30 Dana Borqukuist map 43 lot 7 Conditional use / setback reduction application. Charles Turnage spoke on the applicant's behalf. This lot is within Eastern Shores subdivision approved in 1966. This lot is in the Residential zoning district although when the applicant researched the zone on the tax maps the maps said the lot was in the VR zoning district. That was an error from the mapping company because only those lots within the Lake Arrowhead Association are in the VR zone. Eastern Shore lots are in the Residential zoning district with minimum setbacks of 50 feet front and 35 side and rear.

This lot is just over 14,000 square feet and is a non-conforming lot of record. The planning board has authority to reduce the setback according to section 2.08.

The applicant is requesting the same setbacks as would be allowed in the VR zone, 40 feet front and 20 side and rear. The secretaries did not inform the applicant that it is required that he informs his abutters of this meeting per ordinance. A site walk is scheduled for July 23 at 5:45 p.m. and the applicant will be put on the next available planning board meeting after that evening to provide for the notification to abutters.

8:00 p.m. Peter Hasler with Conditional use application for a wood processing business on Middle Road on map 9 lot 40. This lot is in the Forest and Agriculture zoning district. The applicant explained his proposal. Sue asked Teresa Lowell if she feels she might be biased because she lives on Middle Road. Teresa stated she didn't feel she was biased. Sue explained to the rest of the board that they could question another board member's ability to be unbiased. The board didn't feel Teresa would be. Applicant stated he had no intention of developing this property in housing units. Sue made it clear that this permit had nothing to do with timber harvesting rules; they are only permitting the storage and equipment operations. He was not informed of the requirement to notify his abutters and will have to do so. He is rescheduled for the August 13 meeting that will give him time to meet that requirement.

The board normally would be meeting the first Wednesday in August but due to vacations the board decided to hold their meeting on August 13 instead.

8:30 p.m. Craig Higgins with preliminary plan application for Ossipee Look subdivision on Bagley Road. The board reviewed the checklist for preliminary plan. The outstanding items are as follows:

Add a 20 foot easement to the cemetery.

Add a signature line for the subdivider.

Add name and address of soil scientist and hydrogeologists.

Add the names of the abutting property owners.

Add the width of Bagley Road.

Add utilities lines.

Add name of proposed road.

Add old homestead.

Add a note regarding the right of way easement for Bagley Road maintenance and show that the minimum front setback lines are from the easements.

The planning board would like to have wording on the plan requiring retaining the rock walls.

The applicant shall provide an written opinion from the road review committee regarding the proposed road.

Show the proposed driveway entrances.

Provide 50 foot interval tick marks to assist in assigning E911 numbers along the proposed road.

Provide written verification from the E911 coordinator regarding the name of the road.

Make a reference to the road profile plan on the signature plan for recording.

Dwayne Woodsome entered the meeting and asked the applicant if he would be willing to put a fence around the cemetery. Dwayne also stated that he was happy with the changes on the restrictions regarding farm animals.

A site walk is scheduled for August 13 at 6 p.m. A public hearing is scheduled for 7:30 p.m. on August 13.

Based on the checklist Tim Neill made the motion to approve the preliminary plan pending the submission of the outstanding items. Teresa Lowell seconded the motion. Motion carried with a unanimous vote in favor.

### III. MINUTES OF PREVIOUS MEETING:

There was an error on the July 2 minutes that needs to be corrected before they can be approved.

### IV. REPORT OF OFFICERS

### V. OLD BUSINESS

The conditional use application for Philip Hamel on map 17 lot 9G on Beaver Ridge Road is scheduled for August 13 to give him time to notify his abutters.

### VI. COMMUNICATIONS

### VII. MISCELLANEOUS

#### VIII. NEW BUSINESS

#### IX. ADJOURNMENT

Everett Whitten made the motion to adjourn at 10:30 p.m. Roland Denby seconds.  
Motion carries with a unanimous vote in favor.