

Planning Board Meeting Minutes

August 20, 2003

I. ROLL CALL

Chairman, Susan Dunlap called the public hearing to order at 7:35 p.m. noting attendance of the board as follows: Roland Denby, Everett Whitten, Tim Neill, Teresa Lowell and Kurt Clason. Dwayne Woodsome joined the meeting at 7:50.

II. APPOINTMENTS

Final plan review of Ossipee Landing subdivision. The board reviews the peer review from Sebago Tech and a memo from the conservation committee. Theresa asks if impact study has been done and notes that the applicant has not provided a master plan. Board discussed assess to lot 10. At this time the board also reviews the checklist for Ossipee Landing. It is noted and discussed that there is no narrative of scheme of development. Mitch states that he believes he has submitted a narrative. Sue feels a narrative should be in place to prevent being overdeveloped in the future.

The issue of the common land and how it will be held is discussed. It is asked if the proposed roads will be meant to access future subdivisions. Sue states that subdivision regulations state that a road servicing more than 150 residents must be 24'. Mitch states that as far as future developments this would not be the only access road and says he originally had proposed a 24' road but reduced it at the boards request. Mitch would like to address the issue of open space. He believes the land is un-buildable because it is in the flood zone. He intends the land to be used by the town for recreation purposes and will be meeting with the conservation committee to decide how the land can be conveyed. Mitch says nothing will happen until they receive the master DEP permit. Mitch feels the developer shouldn't be penalized because the town is unsure as how to accept the land. The land is supposed to be conveyed before 75% of the lots are sold. Kurt asks what will happen if the town is not in a position to accept the land at that time. Mitch says their intention is to either turn the land over to the town or transfer it into a trust. Sue thinks his intent here settles this question.

Dwayne Woodsome asked what Mitch's intentions with the \$10,000 in escrow and if the developer will put in a ballpark with that money. Dwayne questions the legality of the town taking trust money, and thinks it would be best if the developer put in the ballfield.

Sue Dunlap brings up the issue of the performance guarantee. Dwayne thinks the money, currently being held in a Canadian bank, should be in a U.S. bank. Doug Foglio, speaking as a member of the Board of Selectmen, says that nothing can be approved by the planning board until the selectmen agree to accept the letter of guarantee. Mitch agrees to have the money transferred to a U.S. bank.

At this time the Sebago Technics report was reviewed by the board. It is noted that there were a few concerns and Mitch states that he feels Sebago Tech's concerns are merely misinterpretations and that he will have the engineers discuss this. The following is a list of information that needs to be addressed and provided to the planning board prior to the next meeting for final approval:

Road name approved by the fire chief

Road entrance permit

Master plan narrative

Performance bond (or letter of credit) approved by the selectmen and Town attorney

Items A-E from the Sebago Tech report regarding stormwater management - This is a matter of a letter from Sebago Tech certifying it meets town requirements

Written certification of agencies are required (Fire Chief, Road Review)

Final approval will be considered at next planning board meeting provided the above information is provided.

At this point in the meeting Sue Dunlap, Chair of the Board, excuses herself from the meeting and Tim Neill takes over as chair for the remainder of the meeting.

Site Plan review for Architectural Skylight on Map 4 Lot 30. Nicholas Tskaris explains the plans for the proposed expansion. It is noted by the planning board that Architectural Skylight has come before the board before on this expansion and was granted permission. At this time the checklist is reviewed. It was noted that Architectural Skylight also needs to get a State construction permit. Mr. Tskaris states that he is aware of this fact. Roland Denby motions to approve. Kurt Clason seconds the motion. Motion to approve carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETINGS.

Dwayne motioned to approve July 16 minutes. Roland seconds and motion carries with a 4-0-1 vote in favor with Kurt abstaining. Dwayne motions to approve minutes of July 23. Tim seconds and motion carries with a unanimous vote in favor. Kurt motions to approve August 13 minutes. Dwayne seconds and the motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Myron Edgerly submitted in writing a revised D.O.T. entrance permit. Dwayne motions to approve change. Roland seconds and the motion carries with a unanimous vote in favor.

VI. COMMUNICATIONS

Board discusses notification from Limington in regards to Smokey Cove Subdivision, a proposed subdivision partly in Waterboro. Tim Neill will attend the Limington planning board meeting representing the Waterboro planning board. Tim Neill proposes that a letter is written and sent to the town of Limington disallowing liability in regards to the subdivision road. Kurt seconds the motion carries with a unanimous vote in favor.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Dwayne made the motion to adjourn at 10:30 p.m. Kurt Clason seconds. Motion carries

with a unanimous vote in favor.