

## **Planning Board Minutes**

**October 15, 2003**

**7:30 p.m.**

Chairman, Susan Dunlap called the public hearing for Village Pines to order at 7:02 p.m.

Noting attendance of the planning board of Kurt Clason, Roland Denby, Tim Neill, Everett Whitten and Dwayne Woodsome. Teresa Lowell was absent. Everett Whitten asks to be excused from the board as this is his application. Susan noted for the record that there are no members of the public present at this public hearing. Everett's wife and son, Kent are present for this meeting. Everett Whitten explains that he is applying for a ten lot subdivision off of Mast Camp Road as an age restricted development. He has designed a hammerhead turnaround at the end of the road. This project will only incur the filling of a wetland of 3900 square feet. This is under the maximum allowed by DEP of 4,300 square feet without a permit.

Susan Dunlap asks about the pavement ending before the first group of lots. Everett replies that he intends to run the pavement beyond where the driveways are. They are proposing an 18 foot wide paved road and will provide walking access. They are proposing a homeowners agreement for maintenance of the road until such time as the town may take over the road.

Susan Dunlap asks if the private owners of a proposed easement for the water line would be aware that this would render that portion of their property unbuildable? Everett states that the easement area is already unbuildable and they could still use that land for lawn or garden, etc.

Dwayne Woodsome states that he would like to see a circle drive without getting into the wetlands. Dwayne asks if Everett couldn't move the trailer and come out through there with a road. Everett states that is not a trailer but a stick built home. Dwayne states he thinks it would be safer for emergency vehicles and the applicant definitely has the chance to connect the roads.

Susan Dunlap asks why does Dwayne think this is safer? Dwayne answers that there would be an entrance and an exit. Everett explains the drawbacks of losing road frontage for the rest of his property if he puts the road through this lot.

Kent Whitten asks why is this different than any other dead end in town? Dwayne answers that it is safety for the elderly and the developer has the option of not making this a dead end. Kent states that this is asking his parents to remove a rental property on another lot of land. Susan Dunlap states that the board is only talking about this because Everett happens to own the abutting yet separate parcel of land with a house on it. If someone else owned this lot, this would not even be a question.

Tim Neill states that the board has approved so many dead ends he does not see this one to be an issue.

Because there are no public comments, the public hearing is closed at 7:15 p.m.

Regular planning board meeting opened at 7:30 p.m. Everett Whitten rejoins the planning board.

Chairman, Susan Dunlap called the meeting to order at 7:30 p.m. Attendance from the board is as follows: Kurt Clason, Everett Whitten, Tim Neill, Roland Denby, Dwayne Woodsome. Terresa Lowell was absent.

## II. APPOINTMENTS

Ed Gowan for 30% expansion review on Map 4. Lot 20 Mr Gowan explains that he has expanded an existing deck. The original deck, according to town assessing records, was 20x13. It is noted that Patti McIntyre, Everett Whitten and Roland Denby have done a sitewalk of this property. George and Marie Gendron wrote the board expressing their approval of the proposed expansion. Donna and John Martel sent the board letters expressing their disapproval and were also present at the meeting. Sue notes that the addition to the deck is closer to the water than the original deck and needs to be removed. It is also noted that there is a possible side setback violation. Mr Gowen informs the board that he is not sure where the side property line is but is currently having the property surveyed. Sue also notes for the record that there are 2 letters from abutters. The board reviews the calculations. It is determined that the deck, prior the addition per assessing records, was 20x13. He is allowed to expand the deck by 30% in square feet. 30% of 260 square feet is 78. It is determined that Mr. Gowen should be allowed to expand the deck to 338 total square feet for the lifetime of the property. A 26x13 deck would be 338 square feet, or a 20x16.5 would be 330 square feet. Tim Neill motions to approve the 30% expansion with the following conditions: 30% expansion is granted, giving no more than 338 total square feet for the lifetime of the property, the portion of new deck that extends closer to the water than the original deck must be removed and the applicant must meet maintain side setback requirements. Everett seconds the motion. Motion passes with a 4-1-0 vote with Kurt apposing.

Brian Riley for 30% expansion review on Map 24, Lot 22. Brian introduces himself to the board and explains that he would like to change the pitch of the existing roof from flat to the same pitch as the rest of the house. This will not add any living space. It is noted that Patti McIntyre, Roland Denby and Everett Whitten did a site walk of the property prior to the meeting. The board reviews the calculations. Only volume is calculated as the renovation will not be adding any living space. Existing volume calculations total 18,432 cubic feet. 30% of that is 5,526 cubic feet. The new roof will add 720 cubic feet, leaving 4,809.6 cubic feet left to expand in volume for the lifetime of the camp. Dwayne notes that he would like to see silt fencing put down during the construction to prevent debris from going into the lake. The applicant agrees. Kurt motions to approve increase in volume per the calculations and with the stipulation that the applicant agree to use debris control to prevent contamination of the lake. Everett seconds and the motion carries with a unanimous vote in favor.

Village Pines Subdivision on Map 5 Lot 9 Everett Whitten excuses himself from the Planning Board at this time to present plans for his proposed subdivision, Village Pines. The board discusses the written comments from the road review committee in regards to the sidewalk and road design. The road review committee noted that the sidewalk could be located on either side of the road and that it would be built to town standards. It was also noted by road review that the plans did not include a cul-de-sac. The board discussed

this and decided that meant the road review committee did not have an issue with the design of the road as proposed. At this time the checklist is reviewed. Kurt feels the plan needs to show road elevations. Everett states that the land is flat and feels that is not necessary. This is discussed and it is determined that State of Maine Land Use regulations require the elevations shown on the plan. The board discusses the number of hydrants required in the subdivision. Regulations call for a hydrant every 800-1000 feet for every 5 houses. It is determined that what is shown on the plan is adequate. The process of hooking up to town water is discussed. The board determined that with the exception of elevations on the plan, the checklist is complete. Tim motions to approve the preliminary plan, noting that elevations will be required on the final plan. Kurt seconds and the motion carries with a 4-1-0 vote, with Dwayne opposing.

The board discussed showing the waterline, in relation to the easement, on the plan. Sue feels as long as the waterlines within the subdivision are shown, that's all that is required.

### III. MINUTES OF PREVIOUS MEETINGS.

September 17, 2003 signed - minutes had been previously approved

October 1, 2003 - Dwayne motions to approve minutes. Everett seconds and the motions carries with a unanimous vote.

### IV. REPORT OF OFFICERS

### V. OLD BUSINESS.

### VI. COMMUNICATION.

The board reviewed various outgoing correspondence from the code enforcement office.

### VII. MISCELLANEOUS.

### VIII. NEW BUSINESS.

Tim Neill reports there is a meeting with SAD 57 next Tuesday regarding the plans for the new Middle School. Sue states she thinks there might be a communication problem because they have not been notified of that meeting yet but have read about it in The Reporter. Sue states that she has heard that the selectmen stated they were not notified of the planning board public hearing on October 22. The notice for that public hearing has been up on the bulletin board for two weeks that she knows of. Sue notes that the town of Lyman is having a public hearing on Tuesday night also. This is a meeting regarding Lyman moratorium process on water processing facilities. Tim Neill states that he would like to go to the Lyman public hearing instead of the selectmen meeting so he can report back to the planning board. Sue states that the board members can decide which meeting they want to attend.

Dwayne reports that he turned in the budget to the selectmen's office this week. He put in for a town planner again this year the same as they did last year. Nothing much changed as far as the regular budget goes. Sue noted that she and some other board members are not getting the Maine Townsman publication anymore.

Sue reports that the code enforcement office was successful in getting the Saco Valley Credit Union to replace the swales that were filled by their landscaper. Patti reports that

the credit union is very happy with how their property has turned out, and that she inspected the swales after this heavy rain and they held water as they are designed to do. By the end of the day the water had drained into the ground.

Dwayne reports that there is a workshop on October 28 put on by Southern Maine Regional Planning on Boardsmanship. Anyone who wishes to attend should report to Dawn so she can RSVP.

Dwayne made the motion to adjourn at 9:05 p.m. Kurt seconds and the motion carries with a unanimous vote in favor.