

**TOWN OF WATERBORC**  
**PLANNING BOARD MEETING MINUTES**  
**January 19, 2005**  
**7:30p.m.**

Chairman, Sue Dunlap called the meeting to order at 7:30 p.m. Attendance from the board is as follows, Jonathan Raymond Roland Denby, Everett Whitten and Tim Nelson, Kurt Clason is absent.

**II. APPOINTMENTS**

**7:30 p.m. - Sketch Plan Les Bois Carthage - 19 Lot Sub on Map 11 Lots 66T & 67T, Map 14 Lots 43T, 44T & 45T and Map 17 Lots 66T & 67T**

The applicant introduces himself and describes the project. The subdivision encompasses 2000 acres. The lots are intended to be sold off as wood lots that have deeded road frontage on various roads.

Sue states that the owner of this property appeared before the Planning Board in the past with a conceptual subdivision plan for three to four hundred homes. The previous plan was presented along with a request to circumvent the growth ordinance in exchange for the possibly deeding half the land over to the town. This original conceptual plan never progressed.

Sue asks if the applicant has been in contact with the abutting property owner on the Hollis side, Mr. Martell. The applicant states that they have not. Sue also asks if the applicant has met with the road review committee. The applicant has not.

The board asks if any consideration has been given to placing restrictions on snowmobiles in the area. There are several members present from the local snowmobile club that are concerned that the snowmobile trails that run throughout this land will now have limits placed on them or be posted. The applicant states that they intend to protect the snowmobile people's interest as best they can. The applicant states that as far as posting the property, after the lots are sold they really have no control over whether they are posted or not. The applicant also states that they are interested in protecting the snowmobile trails by deed. Sue states that this is a very large parcel of land, perhaps the largest undeveloped, contiguous tract of land in town. The board would like to express their interest in preserving these trails and possibly bringing a proposal to the town to donate or preserve land for public use. The representative for the applicant states that he will pass this information on to the owner of the property.

At this time the board reviews the checklist for sketch plan and determined that it is complete. Roland motions to accept the sketch plan. Tim seconds and the motion carries with a unanimous vote in favor.

**Keith Montpass - Setback Reduction on Map 28 Lot 39** Keith Montpass introduces himself and describes his proposal. He would like to place a single story garage on a parcel of land that is 65.57'x 90.31'. The board reviews the location of the lot

This is an accessory structure on a parcel that does not have a primary structure thus an accessory is not allowed and we do not have the authority to review

The board reviews Article 2.7 of the zoning ordinance that gives the planning board the authority to reduce side and rear setbacks on accessory structures on legal, non-conforming lots of record. The board agrees that since this is a parcel that does not have a primary structure, an accessory is not allowed and they do not have the authority to grant setback reductions in this case. The applicant is directed to apply and meet with the zoning board of appeals to request a setback reduction. Tim states that he would like to see the fee the applicant has paid to meet with the planning board applied to the zoning board of appeals fee.

**Doug Foglio Jr. - Sketch plan - 20 Unit cluster subdivision on Map 1 Lot 31T** Doug states that there is a new survey on this parcel and the lot is 21.6 acres. This is a cluster subdivision that will consist of 10 duplexes, which will be a total of 20 living units. The units will be served by a 20 foot wide private road. The applicant feels that sidewalks will not be necessary and would only create future maintenance issues. There will be a cluster mailbox location proposed to service this subdivision.

The applicant states that the buildings themselves will be sold and the land will be shared with the owners holding 1/20<sup>th</sup> interest in the lot. There will be an association fee charged and the property will be maintained by the association. The applicant explains that there is an old fire pond on the property that they will be checking the capacity of the pond to possibly locate a dry hydrant to service these units. The applicant will be meeting with road review to get a recommendation.

The board reviews the sketch plan checklist at this time. There are 2 items that are still to be decided, the name of the subdivision and the anticipated price range. Tim motions to accept the sketch plan, noting the 2 items still yet to be decided. Everett seconds and the motion carries with a unanimous vote in favor.

### **III. MINUTES OF PREVIOUS MEETING**

December 15, 2004 - Jonathan motions to approve the minutes. Everett seconds and the motion carries with a unanimous vote.

January 5, 2005 - The board is not prepared to act on approving the minutes of this meeting.

### **IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**Harold Blake request for subdivision amendment on Map 4 Lot 6** Mr. Blake introduces himself to the board and the board reviews the revised subdivision plans that Mr. Blake has provided for the board. Mr. Blake appeared before the board at the January 5 meeting and was asked to re-submit an amendment plan that included the whole subdivision and referenced the original recorded subdivision book and page number. The board reviews the new plans in relation to the spaghetti lot definition in the land use regulations. Tim motions to recess while the Chair excuses herself from the meeting. Jonathan seconds and the motion carries with a unanimous vote in favor. After an approximately 10 minute recess the board re-adjourns. Everett motions to approve this subdivision amendment as presented. Tim seconds and the motion carries with a unanimous vote in favor.

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

Everett made the motion to adjourn 9:10 p.m. Jonathan seconded and the motion passed with a unanimous vote in favor.

Approved Date: \_\_\_\_\_

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