

*Planning Board Meeting Minutes*  
*March 16, 2005*  
*7:00 p.m.*

**I. ROLL CALL**

Board Members Present:	Kurt Clason	Roland Denby	
Judy Carll			
	Everett Whitten	Jonathan Raymond	
Board Members Absent:	Susan Dunlap	Tim Nelson	
Public Present:	Karl Hoose	Robin A. Hoose	Troy
Ireland			
	Sabrina Schultz	William Blake	Scott
Sampson			
	Shawn Stephenson		
Others:	Ed Benway	Patti Berry	Tina
Smith			

**II. APPOINTMENTS**

**7:00 p.m.** PUBLIC HEARING, Oakwood Ridge Subdivision Map 3 Lot 16

Kurt Clason, Vice Chair, called the Public Hearing to order at 7:01 p.m. He welcomed the members of the public attending the hearing and introduced Ed Benway, the owner of the proposed subdivision. Mr. Benway explained that the subdivision contained 12 lots, each lot being a minimum of two acres with 200' of road frontage.

Karl Hoose, 228 Avery Road, addressed the board. He stated that Avery Road is currently a discontinued town road and he has invested money in its development and maintenance. He would like to see a plan in place to widen, upgrade and maintain the road on a regular basis. With the addition of thirteen homes, considering two vehicles per family, the road will not support the added use. Both Star Hill and Avery Road need to be upgraded to make this a viable subdivision. Star Hill is a public road that the Selectmen have agreed to upgrade; the Town will pay 50% of the cost to improve the road. Emergency vehicles will have a problem on the road because it is too narrow and has a sharp turn.

Ed Benway responded that they have an opinion from a traffic engineer stating that the improvements to the road will handle the added traffic. Also, he is trying to meet with a representative of the fire department regarding access of emergency vehicles

Troy Ireland, 122 Star Hill Road, stated that there is not enough room to widen the road and provide a ditch between the stone walls. There is also no place to plow snow.

Scott Samson stated that he has lived on Star Hill Road since October. He has a three year old and a one year old, and his family moved there for privacy and safety. The proposed 13 houses means additional traffic. He is concerned that others with property on the road will begin subdividing their property as well and questions if there will be an increase in the number of permits available for additional subdivisions. He also questioned why the developer is not being required to improve both Star Hill and Avery Roads since they both provide access to these lots.

Patti Berry advised that there is a proposal to increase the number of permits for subdivisions to 30 per year but there will only be three permits available per subdivision

William Blake, who lives on Star Hill Road, addressed the Board. He stated that he is concerned about the potential growth of the road for the future. Between the property he owns and that owned by John Perry, there is potential for another 12 lots. He also suggested that the driveways be ganged and setbacks increased.

Sabrina Schultz addressed the Board. She has two children; one in Junior High and one in High School; they must walk to the corner to get the school bus. As more traffic is added, there are safety issues. She wants to maintain the character of the area, preserving the stone walls and old cemetery.

Ed Benway added that the homes must be a minimum of 2,500 square feet with a two car garage. They are also proposing to place two 10,000 gallon cisterns for fire suppression. The cisterns would be placed on Avery Road. Mr. Benway will seek approval from the fire department.

Shawn Stevenson, who has lived in the area for five years, questioned whether the proposed \$120,000 is sufficient to upgrade the roads. The road has been repaired since he has lived there and has already deteriorated. Where will the town be when the road falls apart again?

William Blake questioned the proposed agreement between the Selectmen and the developer. Why were sections of the document crossed out? In his opinion, the developer should put up the entire \$120,000.

Kurt Clason explained that the Planning Board was not involved with the proposed agreement between the Selectmen and Ed Benway. The site walk was rescheduled for Saturday, March 26, 2005, at 9 a.m. (Snow date Saturday, April 2, 2005, at 9 a.m.) The Public Hearing was closed at 7:40 p.m

**7:30 p.m. Private Cemetery - Jack E. Haubois, Jr. Map 4, Lot 45A**

The Board then met with Leo Harriman. Mr. Harriman was speaking on behalf of Mr. Jack E. Haubois and his request for a private family cemetery on Tax Map 4, Lot #45A. Mr. Haubois is critically ill and has asked Mr. Harriman to seek approval for a 24' X 24 private cemetery. The Board reviewed a letter submitted by Edie Anne Hutchinson citing Maine Law Title 13, Chapter 83. After discussion, a motion was made by Everett Whitten to approve the conditional use permit in accordance with Maine Law Title 13, Chapter 83 re: Cemetery Corporations, Subchapter 11, 1141 and 1142. The motion was seconded by Roland Denby and passed unanimously.

**III. MINUTES OF PREVIOUS MEETINGS**

February 2, 2005 - Roland Denby made a motion to approve the minutes; seconded by Everett Whitten. Motion carried with a unanimous vote.

March 2, 2005 - Judy Carll made a motion to approve the minutes; seconded by Everett Whitten. Motion carried with a unanimous vote.

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

- Letter from Dearborn Construction, Intent to File
- Letter from Patti Berry, CEO to Michael Park, Map 41, Lot 30
- Expense/Revenue Summary Report

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

A public hearing was scheduled for Wednesday, April 16, 2005, at 7 p.m. to review the proposed changes to the Site Plan Review Ordinance, Land Subdivision Regulations and Growth Management Ordinance.

**IX. ADJOURNMENT**

Everett Whitten made a motion to adjourn the meeting at 8:12 p.m. Judy Carll seconded and the motion passed with a unanimous vote in favor.

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

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