



subdivision. The plan received final subdivision approval on February 2, 2005. Three of the eight lots in the subdivision had septic plans approved that would require a pretreatment system. Mr. Woodward presented documentation from R.W. Gillespie & Associates, Inc. showing revised test pit and disposal field locations proposed for Lot 2, Lot 6 and Lot 7. After a review of the information, a motion was made by Tim Nelson to accept the plans as revised. The motion was seconded by Jonathan Raymond and carried unanimously.

Ø **Selah Subdivision (Map 6, Lot 33) - Preliminary Plan**  
**Brad Elliott**

Brad Elliott addressed the board regarding the Selah subdivision. The property is identified as Tax Map 6, Lot 33 and located off Middle Road. Sue Dunlap reviewed the Preliminary Subdivision Checklist and noted the following items were outstanding: information on the hydrogeology study, mail delivery information, storm sewers, catch basins and culverts. A site walk was scheduled for Wednesday, July 20, 2005, at 6:00 p.m. During the site walk, the Board will review the proposed road layout and turnaround, driveway locations and sidewalks. The applicant will notify abutters of the site walk and public hearing. The Board requested that lot corners and driveways be marked prior to the site walk. The peer review will be requested when the road layout and hydrogeology information is received.

Ø **Ossipee Hill Terrace (Map 4, Lot 12A) - Preliminary Plan**  
**Lisa and Robert Barden**

Robert and Lisa Barden addressed the board regarding Ossipee Hill Terrace. The property is identified as Tax Map 4, Lot 12-A. The applicants are proposing to develop three duplexes (six units, 1200 sq ft each) on 12.27 acres. Sue Dunlap reviewed the Preliminary Subdivision checklist and noted the following items were outstanding: width of adjacent streets, deed description of parcel being subdivided, hydrogeological impact study, utility easement location, mail delivery information, erosion control and stormwater drainage plan, street signs and locations. The edge of the pavement appears to be 104' from the edge of the brook, this will need to be measured considering the 100' shoreland setback. The water shed for Shaker Pond was also questioned. The applicant will have the engineer address these concerns.

As this is a cluster subdivision, the balance of the land must be set aside; it cannot be sold separately from the buildings or used for any other purpose. A homeowner's association may need to be formed to assure the maintenance of the road. A growth permit will be required for each unit.

A site walk was scheduled for Wednesday, August 3, 2005, at 6:30 p.m. The applicant will notify abutters of the site walk and public hearing. During the site walk, the Board will

review the proposed road layout, driveway locations and sidewalks. The Board requested that the road, building and lot corners be marked prior to the site walk.

**III. MINUTES OF PREVIOUS MEETINGS**

Everett Whitten made a motion to accept the minutes for the meeting held June 15, 2005. The motion was seconded by Roland Denby and unanimously carried.

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

Tim Nelson made a motion to adjourn the meeting at 9:37 p.m. The motion was seconded by Judy Carll and unanimously carried.