



carried.

Ø                   **Preliminary Plan**  
                          **Sand Crossing Subdivision, Map 1, Lot 26T**

John Hutchins from Corner Post Land Surveying addressed the board concerning the Preliminary Plan for the Sand Crossing subdivision. This proposed subdivision is four lots on 16.5 acres. The main issue is the status of the road. The determination must be made if the road has been abandoned or discontinued, and what portion of the road is affected. The applicant has been asked to research the town records and provide adequate information to determine the current status of the road.

Ø                   **Final Plan**  
                          **Birch Woods Subdivision, Map 11, Lot 17**

Bruce Lewis met with the Board regarding the final plan for the Birch Woods subdivision. The Board reviewed the comments from SMRPC; the Road Maintenance Agreement and Town Road Entrance Permit were previously received. The applicant must seek approval from the E911 Coordinator regarding the road name and house numbering. A minor correction to note 23 (removing duplicate wording) will be made to the mylar. Everett Whitten made a motion to grant the following waivers: dead end road length of 700', rebar monumentation except for four granite monuments, on site monitoring wells not required. The motion was seconded by Judy Carll and passed unanimously.

Everett Whitten made a motion to accept the final plan with the following items to be provided: signature of owner/developer, references to the detail sheets and their dates, approval of the road name. The motion was seconded by David Benton and unanimously carried.

**III. MINUTES OF PREVIOUS MEETINGS**

A motion was made by Judy Carll to accept the minutes for the meeting held September 21, 2005. The motion was seconded by Everett Whitten and unanimously carried (David Benton and Susan Dunlap abstained as they did not attend the meeting.)

A motion was made by Roland Denby to accept the minutes for the meeting held October 5, 2005. The motion was seconded by David Benton and unanimously carried (Everett Whitten abstained as he did not attend the meeting.)

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

Ø                   **Preliminary Plan**

## **Ossipee Hill Terrace, Map 4, Lot 12A**

Lisa and Robert Barden met with the board regarding the preliminary plan for the Ossipee Hill Terrace. The plan has been changed from duplex apartments to condominium units; placement of all of the buildings has changed; the road has been changed to a driveway. The Board reviewed the site plan prepared by Sebago Technics. The well exclusion zone on sheet 3 impacts the neighboring properties. Other issues included the road frontage; 900' of road frontage would be required for six units, this may be reduced by 50% for cluster subdivisions. A fire cistern would also be required. Comments from Patti Berry (CEO) and SMRPC were given to the applicant. They will review comments and checklists with Sebago Technics prior the next review of the subdivision.

### **VI. COMMUNICATION**

### **VII. MISCELLANEOUS**

### **VIII. NEW BUSINESS**

### **IX. ADJOURNMENT**

A motion was made by David Benton to adjourn the meeting at 9:55 p.m. The motion was seconded by Everett Whitten and unanimously carried.