

PUBLIC HEARING  
SUBDIVISION CHANGES

JUNE 9, 1988

Meeting called to order at 7:36 P.M.

Present were Anna Jackson, Roland Denby, Douglas Foglio Chairman, assistant CEO, Town Planner Andrew Timmis, and two town citizens.

The idea of the changes because of hydrogeologic survey. If this change were voted in favor the developer will have to pay the entire cost. The Board has taken in approximately \$1000. and the cost of the studies to date on projects is approximately \$4000. This is not in the best interest of the tax payers. There are approximately 16 projects before the Board at this time. The least expensive study believed to be about \$400. for a two lot subdivision. Soils make a difference in the cost of the study.

Ray Dyer: The retroactive clause would this be possible?

As per attorneys instruction yes.

Two subdivisions studies have gone through. Nothing can be done concerning these. The Board has given the developers the option of choosing the firm for the water study review. Estimates to be requested from the two firms used by the Planning Board and presented to the developer.

Reason for Article 7 and 10. Certain people that come before the Board will have hydrogeologic study. The study might show that the number of lots that the land would support might change and it would not be advisable or financially feasible for the project to continue so would withdraw their plan. This would protect the Town from absorbing the cost. The Planning Board does not feel that the tax payers should bear the cost.

Mr. Gobeil: How far back would the retroactive clause go? Applicants since March 12, 1988. There is only one that has not been reviewed at this point. Two or three projects in the near future. Others have been completed.

Article 10: Comment that this needs stronger language. Noted that this is covered in Article #7.

Final stage has so many days to take action. 90 days to sign. After this it becomes null and void.

Waiver given due to back up of appointments. Necessary to act within 60 to 90 days. The Planning Board has been giving an additional 90 days. Time runs out because of no money for consultant fee.

Developer could request waiver of approximately 30 days. Would have to pay.

Board has not had a problem since Mr. Foglio has been on the board. If they have gone this far they usually have everything covered.

Mr. Gobeil commented that he could not believe that no other people were in attendance at this Public Hearing, however the developers would be complaining later.

Meeting closed at 7:46 P. M.