

DEER WATCH

PUBLIC HEARING

TAX MAP 6 LOT 2 ZONE AR

JULY 18, 1988

Dick Moulton representing Mr. Toye presented proposed nine lot subdivision on the New Road. Mr. Moulton is the real estate appraiser for Mr. Toye. Nine residential house lot on 66.1 acres of land. Six of the lots would be in excess of five acres. Remaining three lots to be more than 10 acres and less than 12 acres. The lot has 1,856 feet of frontage on the New Road. Lots to be serviced by common drives. Also discussed with Mr. Toye and the Board as well as with Mr. Foglio, chairman of the Planning Board the possibility of contribution of assets to make improvements to the New Road. The town to have the assets available. Ground water studies in process. Well and septic to be on site. Single family homes proposed. Minimum lot size 80,000 square ft. required by Town Zoning Ordinance. Taking into consideration the area Mr. Toye felt that larger lots were better suited to the general area. New Road comes off West road and runs parallel, it is a fairly flat road. Location generally described. Mr. Toye does not intend to do the building. Approximate price range of lots to be \$22,000 to \$25,000 range this may creep up but an average price. Looking to make this affordable for first time home buyers.

Common driveways to service the lot. Concern for the New road could be used as a bypass from West road to Federal street someday since the road has less steep hills and sharp curves. Noted by Mr. Denby that all subdivisions go through three stages in the process. Sketch, Public Hearing, Studies, Preliminary Plan and lastly Final Plan. Final Plan is recorded in the York County Registry of Deeds.

Problem here is traffic on the New Road. Traffic is restricted at this time. Land bordering the New Road will be available for the Town for potential widening of road. Location of land does not abut the West road. Driveways to be put in before building permits are issued. Deed restrictions basic, no mobile homes beyond that not sure. Do not wish to restrict land owner too much. General Topography road slopes upward generally dry back section slightly wet. By requirements of Zoning this lot could potentially support 25 lots. Driveways, number still to be resolved. Placement of houses to be approximately 300 ft. from the road. Required by zoning only 75 ft. This is more than double the amount required. A greenbelt would also be placed on the lot next to the road. Difficult to find lots in this price range. Approximate price range for houses about \$90,000 possibly less if the landowner could do some of the work themselves.

Meeting closed at 8:23 P.M.

Present were Roland Denby acting Chairman, Anna Jackson and Michael Hammond. Approximately 10 people were in attendance for the Hearing.