

## Planning Board Meeting 1/11/94

Present: Lil, Ken, Woody, Redlon Cope, Bruce Smith

Meeting opened by Ken.

Meeting called to order and Redlon Cope was welcomed to the Planning Board to replace Judy Matheson.

1. Minutes of 12/7/93 were considered and item 4 was changed to read Wildwood Acres and Wildwood Farms instead of Woodland Acres and Woodland Farms. Approved minutes. Minutes of 10/5, 10/19, 11/2 and HUD not yet approved.

2. Foothills Baptist Church - No sewer until spring hookup. CEO was to inspect structure for safety and he reported the foundation was sound, no problem with occupancy of 40-50 people. He stated one pillar was a little unstable but not dangerous. Ken requested motion to either approve or deny if no other discussion. Woody questioned sewer. Ken said portable toilet would have to be in place until sewer hookup. Lil moved to deny use of building under this application. Woody seconded. Ken stated if denied reasons would have to be given in writing to the applicant. Discussion about reasons for denial or approval - past discussions about this application. Ken stated that building being used is better than being empty. Once town sewer is in place it will have to be hooked up to it. Ken asked for statements of fact for denial. Lil said there is still no septic. Redlon said portable toilet good if cleaned weekly. Sanders was asked how many hours per week the building would be used. He said approximately 4 hours per week with 10-20 people. Vote taken - motion to deny was denied 3-1. Floor open to another motion. Redlon moved to approve with conditions. Conditions being: Septic question should have time limit, not just until town system was in place. Selectmen advised PB that everything was in place for sewer with exception of site. No site acquired yet but under negotiation. If site not acquired they are back to square one. Bruce said a holding tank with pumping requirements should be required by certain date (maybe May 31, 1994) if the town system was not in place or started by then. Conditional use until May, then another PB review with conditions at that time. Sanders said if those were conditions they probably wouldn't buy building. Redlon moved to conditionally approve as church building with conditions that portable toilet with pumping contract is put in until May 15, 1994. Woody seconded. Approval permit will lapse on 5/15/94 unless there is a permanent sewer installed by town or alternative arrangements made by occupant that meet PB approval. The conditional use permit will be reviewed at May PB meeting and can be extended or terminated at that time. Sanders said he felt the PB was nitpicking here. The CEO and Ken both said our requirements were reasonable. A permanent solution would have to be made by summer of '94. Sanders said he can't advise his people to buy under these conditions. Motion passed 3-1.

3. Joe O'Brien - Wildwood Acres Subdivision and Ted Woodbury - President of Lovell Lumber - brought Site Plan Review Application. Will submit new plat plan showing new test pits, etc. Submission exhibits - will post performance bond for repairs to Morrill Rd. Notice will be sent to abutters for input. Full blown public hearing not required. Application will be considered complete upon submission of exhibits discussed.

4. Libby (Patten) Subdivision - Phil Morin, Bill Mason & Paul Howe present to discuss allowing this subdivision to be developed in two phases. Ken stated that he had reviewed facts with former PB member Judy Matheson, member of the PB at the time of the primary approval of this subdivision know as Patten. She agreed that it was also in town's best interest if partial phasing was permitted here. Applicant wants to put in 1/2 the road in first phase, 24 lots with a cul-de-sac at lots 14 & 30. Wanting to start in spring. They will check with DEP about cul-de-sac change. Will bring new map showing revisions and right-of-way to town property. Application will be by Bob Libby. Can't start construction until road approved. No need for bond.

5. Dave Talbot - York County Campgrounds - Don Dutton, real estate broker. Campground is for sale. Prospective buyers question expansion. This is zoned in residential and is therefore non-conforming and would be covered under item B.4.a on page 4 of ordinance. This would need PB conditional use permit. Real estate broker wanted PB to give in writing that we would look favorably on expansion. PB can't do that. We would need expansion plans, DEP approval, shoreland regulations met, etc.

Meeting adjourned.

Notes by Lillian E. Bell