

Members present: Marilyn McCulloch, Diann Perkins, Judy Matheson,
Vinal Pendexter, Walter Stuckney (arrived 8:00pm)

Meeting was called to order at 7:05 by Chairman McCulloch

First on agenda: Final review of requirements for Pound Hill
Subdivision (owners: Geoffrey and Barbara Ives)

Chairman McCulloch stated that Mrs. Conover, Esq. had told her that they might not be ready for the final review. But as letters to abbutors had been sent prior to that conversation, and where the Chairman was not sure if it would end as a cancellation, she did not notify the abbutors anything contrary to what she had stated in the abbutor notification letter.

Some of the abbutors did appear at the meeting, and asked for clarification as to how the town road was stated on the Plot Plan and in the deed. Bill Pease questioned the width of the road. He gave a history of the boundary lines and stated that two-three years there was a question as to the status of the road which the town had been maintaining. He stated that his brother John Pease and Robert Sturgeon looked into the matter and established that it still was and is a town owned and maintained road.

Motion: Diann W. Perkins, seconded by Vinal Pendexter to request a new/updated deed and a corrected plot plan which reflects the current status of the road. Motion failed: 0-4.
Chairman McCulloch will notify Ms. Conover and applicants to request a new date on an upcoming agenda for this Proposed Subdivision to be reviewed. The abbutors will be notified of the date and time.

7:30 - Planning Board was recessed so the selectmen could hold a special Town Meeting.

8:00 - Board reconvened. Public Hearing - Patten Corp. request to establish a 39-parcel subdivision, to be called "Saco River Estates," located on Route #25, East of the Village. Questions and comments were taken from the audience. Notes:

1. Explanation of letter of Credit - which will reflect the money needed to build and pave the road and sidewalk. The Selectmen are responsible for its approval, on behalf of the town.
2. Power (electricity) will be in place by the time the road is completed.
3. Resolution of parcel of land - offered to the town. At the above-mentioned Special Town Meeting the town voted to accept an easement deed from Patten Corp.
4. Peat systems are needed on Lots #4 and 18, and will be noted on the Final Plot plan.
5. Disclosure packets are needed for each member of the Board, for review. Mr. Boyle, Patten Corp. representative said he would mail them.

Mr. Boyle read and reviewed the wording to be used on the Plot Plan. Road cross-section must be included on Plan.

Some of the questions from the audience:

1. difference in sizes of lots - because the plot is located in both the residential and agricultural zones.

2. who polices the cutting of trees, etc. - Codes Enforcement Officer.

3. Are there any restrictions of the number of buildings to be built in a year? at a certain number per year? This will be addressed when looking over letters from each department as to the potential impact on services.

4. Was there a hydrogeological study done? - Yes.

5. Why has the project taken so long to get approval? This subdivision took over one and one-half year to get DEP approval.

In addition to the before-mentioned items needed before final review decision, the Board wants an 8½" x 11" reduction of the plot plan.

Patten Corp. is scheduled to meet with the Cornish Planning Board on November 8th at 7:15pm.

Public Hearing: Application of Scott Campbell for a Conditional Use Permit to establish a two-apartment complex at his property located at 31 Maple Street.

Mr. Campbell presented the Planning Board with a map showing his site and building locations. W.S. questioned about the 4' side set back and whether or not it could affect the application. Bruce Smith, CEO, thought it was not a problem. D.P. questioned the accuracy of the deed. The Campbell's stated the deed has not been contested since 1953 and the Carr's have no problem with that sideline. W.S. asked Bruce if they had enough land according to State Standards without the land D.P. is questioning and he said there is sufficient land.

Mr. Steve Smith said he thought the Planning Board shouldn't be concerned about the deed.

Public Hearing closed at 9:16pm. D.P. moved to issue Scott Campbell a Conditional Use Permit for a two-apartment unit, multi-family dwelling at 31 Maple Street. W.S. seconded. Passed 5-0.

Minutes of last meeting read and accepted as changed.

October 24th agenda gone over.

Bruce Smith made the Board aware of a letter he received recently concerning the construction of the road in the Subdivision, "Killdear Acres."

Meeting ajourned.

Sincerely,

Walter Stickney m.m.

Walter Stickney, Secretary