

MINUTES PLANNING BOARD MEETING - October 6, 1987

Present: M. Picchi; V. Pendexter; M. McCulloch; J. Kelley; W. Stickney;  
D. Perkins. (ALT.)

Meeting called to order at 7:08 p.m.

David spoke on Building Permits. Has signed 4 1190 forms and sent them to CMP. Midway Motel adding additional units and living quarters and will be moving mobile home off property. Jack had a question about the Barr site on Hessian Hill - low in cost? They got a permit for a phase, this house is being built in 4 phases.

Plumbing Inspector: Plain & Fancy made a verbal complaint about some material oozing out of the dam. No trace of septic waste showed in test.

Walter: Is there a permit out for Lincoln Denison's garage? No.

Marilyn mailed each member a copy of the minutes of August. MOTION made and seconded that the August minutes be accepted as read. VOTE.

DiBiASO/Cohn: They presented revised proposal of Killdeer Acres. 11 lots instead of 21 on 78 acres. Lots 5 & 6 jointly combined. 50' road - the road has to intersect at 90 degrees onto Route 5. Restriction in deeds re brook. The Assoc. will be responsible for own plowing and road upkeep. (Private Way) They can at sometime in the future ask for the town's acceptance of the roads if they meet the Town's standards. Because the roads are private, the school buses will not go there. State requires 65' radius cul-de-sac.

Questions:

Walter: asked to see a contour map.

Jack: Was concerned there was no cul-de-sac.

Vinal; fire truck access & flaring out ends of roads.

Mary: Asked if anyone can split a lot. No, they can sell to an abutter. Subdivision was approved for 11 lots and noone can split lots and no further sub-dividing sated in deed.

Diann: Is concerned about the brook and erosion with the clearing of the land.

Public Hearing will be scheduled at the DiBiasco/Cohn expense, when all conditions are met. Re: 15 acre lot to be excluded.

STEPHEN SMITH: re conditional use permit. Stephen DiBiasco spoke for him in reference to putting in a car wash on a 2.3 acre lot on Route 25. This was turned over to CODE who will speak with Mr. Smith.

Will Call; Conditional Use Permit - building a two-family unit in Stacey Development - to set on two lots 3 & 4. <sup>Residential</sup> ~~Agricultural~~ zone. Size of lot, 2 lots combined, ~~do not~~ meet standard for 2-family home in ~~agricultural~~ residential zone. public Hearing to be scheduled for a Conditional Use Permit, 30 days from today, decision will be made within 20 days of Hearing. November 3rd at 7:30 p.m. To be posted 10 days ahead of meeting. MOTION: Made and Seconded that the hearing be held on November 3rd at 7:30 p.m.

PATTEN ASSOCIATES: Test pits done. Common area in subdivision. Subdiv. should be designed to accommodate utilities. It is the feeling of the Board that the road should be built according to town specifications, so Town can, at some time, accept road. There should be no access or driveway from lots that border on Route 25 according to ordinance. This could be waived.

WALTER: Would like to see the road looped instead fo cul-de-sacs.

Jack: Feels everything covered.

Diann: Will check with Augusta about County Road.

Walter: Pond - could it be designated at Enviornmental Trust?

Jim: there is a right of way to river.

Vinal: All set.

Mary; Common area to river and lot sizes, feels road is fine, also cul-de-sac at 17 is stupid.

Plan is in final form for application.

Checks given by Patten Associates - separate accounts to be set up.

Jack will bring pink peppermints for Nov. meeting.

Notify Patten Associates within 30 days.

Board will meeting Tuesday to go over Patten proposal.

Meeting adjourned.

Respectfully submitted,

*Joan L. Bettencourt*

Joan L. Bettencourt, Recording Secretary