

Planning Board Meeting 12/7/93

Present: Lil, Ken, Woody

Meeting opened by Ken.

Items on the agenda:

1. Minutes of previous meetings
2. Community Dynamics - Plan Review
3. Foothills Baptist Church
4. Woodland Acres Subdivision
5. Killdeer Acres Subdivision

1. Minutes of 11/16/93, 11/22/93 approved. Minutes of 10/5, 10/19, 11/2 and HUD not yet approved.

2. A meeting with Rescue Unit, Selectmen and Road Commissioner is needed to review plan. No meeting has been scheduled yet.

3. Foothills Baptist Church discussion tonight about parking, both on-site and off-site, and sewage disposal. Mr. Sanders presented new parking plan and off-site available parking at Mike Jordan's property (by Bay Haven). Ken mentioned that page 22, footnote 1 of the new ordinance would allow for waiving of front and side lot set back requirements for on-site parking. Some mention was made about concern that the foundation of the building in question was collapsing. Woody made a motion that the building would need to be inspected by the CEO to verify it's suitability for occupancy. Seconded by Lil. Passed 3-0. Lil asked would it be legal for the town to refuse to turn water on for a new owner of the property without a new septic system. Ken said it would be a conditional use only permit and that the requirement that there be no water to the building without proper septic would be made part of the conditional permit. After discussion by PB members Ken asked what direction the PB wanted to go on this. Lil stated she was inclined to vote No on this item if vote was taken tonight. She feels that there is a lot of public concern (from those owning property within 500' of the building) about this and that the public's concern should carry some weight. It was decided that CEO would have to inspect building and this would be discussed again at the January 4 meeting.

4. Joe O'Brien - ^{WILDWOOD}Woodland Acres Subdivision and Ted Woodbury - President of Lovell Lumber

This subdivision, along with ^{WILDWOOD}Woodland Farms, was in process before the moratorium of November 1992 (see minutes of 7/21/92). At this point in time the PB is just looking at ^{WILDWOOD}Woodland Acres. The PB needs a statement from both road commissioners of Cornish and of Parsonsfield as to what they would require of the developers of this property as to culverts, drains, etc. Notes of 7/92 wondered about the necessity of power being provided. Ken has contacted Maine Municipal about this and they said nothing requires power to be provided. The PB felt this would be a minor subdivision and review. Ken stated that we would need to notify abutters and have a public hearing. After discussion about requirements for submission of exhibits it was determined that part A, items 1-9 of Site Plan Review Application

would apply. It was also decided that PB would want to do an on-site walk.

5. Chris Smith - owner of Killdeer Acres Subdivision on Route 5 just before the Forest Service property.

This subdivision was once an 8 lot subdivision, approved 6/20/89. One lot was sold and it was then changed to a 2 lot subdivision and approved 6/21/90 (the one lot that was sold and the remaining 7 lots as one lot). Mr. Smith purchased this large piece of property that had been 7 lots and would like to sell a portion that previously was 1 of the 7 lots. PB told him that it was now one big lot and that it would have to be resubmitted to divide it again and there would be a 5 year restriction that would apply before any further subdividing. There was also lengthy discussion about the need for a right of way being established to the back lots if the other front lot was sold. Frontage required for access to back lots would be 250'. I believe Mr. Smith decided he probably had changed his mind about selling at this time.

Meeting adjourned.

Notes by Lillian E. Bell