

Members present: Marilyn McCulloch, Walter Stickney, Judy Matheson,  
Ken Leavitt

Also present: Warren Neal, 1st Selectman, Code Enforcement Officer  
Bruce Smith

Meeting was called to order at 7:05pm.

Minutes of may 1, 1990 meeting were read and accepted.

CEO Bruce Smith said that Mr. and Mrs. Owens (Truffles) have started the paperwork with the Appeals Board for a Change of Use Permit for their take-out food facility at the fairgrounds.

Mrs. Barbara Conover, Esq. was present representing her clients Mr. Stephen DiBiasco and Mr. Stanley Cohn, to discuss the Killdeer Acres Subdivision. Mrs. Conover explained her position of selling lots 2 - 8 as one parcel until such time as the road is built as designed, which would be noted on the plan registered in Alfred. Also, the road would not have to be built by Sept. 1990. Mr. Leavitt asked about the owners of Lot #1. Mrs. Conover said that if the Board did not accept the new proposal, the Town could step in after Sept 1, 1990 and build the road. She thought it would be too expensive to replat the subdivision. Mrs. Conover seemed to think that four more lots could be sold now. Also, the Town would not have to be the enforcer because anyone interested in the land would have to go to the registry of deeds and would see the new note on the Plan. Walter Stickney asked Mrs. Conover if she thought four more lots could be sold. She said her understanding is that the base road must be totally completed excepting pavement only, before any lots could be sold. The current status of the road as it now exists and the need for it to be stabilized was discussed. CEO Bruce Smith said he has not acted yet, waiting to see the outcome of this proposal. Mrs. Conover said the Owners of Lot, Mr. and Mrs. Morse, were not happy about the possibility of fewer house lots. Mrs. C. said that her clients should be responsible for building the road to the Morse's lot. CEO asked who would maintain the road. Mrs. Conover said the Morse's probably would have to. Judy Matheson does not feel the Planning Board should do anything until the road is stabilized. W.S. suggested that the land be divided into two parcels, Lot #1 and the rest of the land, which would allow the land to be sold as one parcel (except Lot #1). The Morse's would have access, and only a 12' (foot) driveway within a 50' right-of-way would be needed.

Mrs. Conover asked the Board to react to the Developer's request in the last complete paragraph of her letter to the Board (copy of letter is attached to these minutes).

Judy Matheson made the following motion: "The Planning Board would agree that the Developers sell the remaining parcels Lot 2,3,4,5,6, 7, & 8 as a single parcel and that the Purchaser will not be required

to build the road until it is an appropriate time to begin marketing the lots individually" Motion seconded by Marilyn McCulloch.

Marilyn McCulloch said that the motion would only serve to lengthen the time of the road building. Mr. Leavitt thought only that it extended the time frame that the Town would need to oversee the future. Vote: 0 in favor, 4 opposed.

Marilyn McCulloch asked if it was the position of the Board that they favor a two lot subdivision, notifying the Morse's as such. A condition of approval would be that the disturbed road area would need to be seeded and established before the land is sold, unless the lot is seeded, established, and inspected by the CEO before approval is asked for. Mr. Neal asked if the road question was resolved. It was stated that as a condition of approval the developers would be responsible for building the 12' road within one month after approval of the plan.

Further discussion of this matter was placed on the agenda for the next Board meeting, June 5, 1990 at 8:15pm. Mrs. Conover stated that she would notify the Morse's attorney of this fact and will supply the Board with a receipt showing that the Morse's have received notification.

Mr. Wayne Gillette came before the Board for a Conditional Use Permit to establish a two-family dwelling on Route #160. He is asking to convert a part of an existing dwelling into an apartment. The present septic system needs to be enlarged to accommodate the new apartment. Marilyn McCulloch needs the legal addresses of the abutters. Mr. Gillette needs to have the waste disposal system approved by the Code Enforcement Officer Once Mr. Smith sees and approves the SSWDS, the Planning Board will schedule a public hearing at an appropriate date.

The site walk with Mr. Robert Libby, for his proposed Gravel Pit, is scheduled for May 29, 1990 at 6:00pm. Judy Matheson has a hydrogeologic survey from the Water Commission which states that the Town wells are recharged from the gravel layers above them. Mr. Philip Kilburn will be notified of this site walk. (Chairman of the Water Commission).

Meeting was ajourned at 9:15pm.

Most sincerely,



Walter Stickney, Secretary