

Planning Board Meeting
5/24/94

Present: Redlon, Ken, Woody, Lil

Vivian Dustin also present (owner of Seelye property)

Bob Libby here re extraction from his gravel pit off Rt. 25, east of town. The new ordinance calls for site plan review. It is in agricultural zone - gravel extraction permissible w/conditional use permit. Abutters were notified about tonight's meeting. Bob proposes to remove 3000 cu. yds. to construct roads in Saco Woods subdivision. This would be enough for the 1/2 subdivision planned at this stage. He figures 3000 cu. yds. at 10 ft. deep would = .2 acres and would be about 3 days work.

Ken began discussing page 68 of the ordinance.

1. Mineral exploration, groundwater protection, etc. There will be no chemicals stored on property, no wells within 300', 1000' separation OK, and no more than 5000 gallons of groundwater per day.
2. Will not cause runoff problem - detention basin not needed. Nancy Rogers concerned about this. No petroleum products on site.
3. Will not affect runoff, topsoil will be reseeded.
4. OK
5. Air quality - Bob will water daily at present to keep dust to minimum for this small amount. When he comes back for permit to extract larger amount he will pave road. PB can waive this requirement and all members present agreed waiver would be appropriate for such a small amount.
6. Concerning noise - Harding (abutter) concerned about crusher. Bob says no crusher will be involved.
7. Solid waste - there will be a few stumps. Bob prefers to lay them upside down on top of ground and let air rot them instead of burying them. 15 to 20 stumps will be involved. The ordinance states this will be done in accordance with 06-096 CMP 400-409. The PB needs to know what this regulation calls for and PB doesn't have the authority to waive this. It is Bob's responsibility to see that regulations are applied and conditional use permit would contain that.
8. Property will be reclaimed immediately. Ken stated that conditional use permit needs to be specific that conditional use is for less than 10 acres. There are no slopes, haul road will be maintained, topsoil will be recovered and reseeded the next day.
9. Performance guarantee probably not necessary.

Woody made motion, it was seconded, that we grant conditional use permit as requested. Approved 4-0.

Meeting adjourned.

Notes by Lillian E. Bell