

Planning Board Meeting  
7 / 21 /92

Members present were Ken L., Judy M., Barbara R., Carl W. and alternate Lilian B.

Selectman Vinal Pendexter was also present along with John & Allaire Palmer, Libby Bleakney and, Arnold Smith, selectman from Parsonsfield.

K.L. stated that he had been informed by W.S. that he would be unable to attend the p. b. meetings on a regular basis during the summer. K.L., with the concurrence of the board, elevated Lilian Bell to full status, with full voting rights to continue through to the conclusion of the subdivisions now before us.

The minutes of the meetings of 6/16/92 and 7/7/92 were accepted.

It was decided to consider both Wildwood Acres and Wildwood Farms minor subdivisions concurrently. Timothy Brown of BH2M made a short presentation for the benefit of the public. John Palmer expressed concern over the ledge present at the back of W Acres and the slope toward W Farms. He felt that these two factors would increase the risk of a septic system in W Acres contaminating a well in W Farms. T Brown stated that the lots of both subdivisions are large enough to enable conformance with the State plumbing code. After much discussion we moved on to other aspects of the application.

Arnold Smith, Parsonsfield Selectman, asked if the developer planned to improve the road. He noted that the plan assumes a 50 foot width of the road. T Brown said that the intent is to leave the road as is. A Smith expressed concern that if any soil was disturbed, as in culvert or driveway or foundation installation, the potential erosion would end up in Parsonsfield due to the slope of the road. T Brown said that Soil Conservation criteria for safe construction could be referred to on the plans, thus making sure the CEO could enforce the adherence to the construction technique required. A Smith stated that the culvert on Pendexter Rd. near the town line was too short for a car and a truck to pass each other at that point. With increased traffic due to the proposed 8 lots, he said the chances of an accident would be greatly increased. A Smith asked if the town of Cornish had an impact fee, and if we were going to impose one on Lovell Lumber. The burden of road maintenance will fall on Parsonsfield with no revenue to offset it, he said. K L said that soil erosion was a very valid concern and suggested that the Road Commissioners of both towns should be consulted as to their concerns and opinions as to what improvements would be necessary to upgrade the road. T Brown asked that we send him a letter with their names and addresses and after meeting with them he would consult with Lovell Lumber as to their response.

V Pendexter asked if the P B intended to require L L to provide power to the proposed lots. It was unclear as to whether we had the legal right to do so. K L said he would confer with the Maine Municipal Assoc.

All other concerns apparently having been met in regards to the two minor subdivisions we moved on, tabling the applications.

K L informed us that North Country Land, Inc informed him that they would be submitting a new application for a gravel pit behind the old drive-in.

The meeting was adjourned.

respectfully submitted,

Carl Wallace, Sec. pro tem