

MINUTES PLANNING BOARD MEETING - August 11, 1987

Present: M. McCulloch; V. Pendexter; D. Perkins; S. DiBiasco; David Birchfield; W. Neal; R. Othuse; and Dan Fleischman, So. Me Regional Planning.

Meeting was opened at 7:09 p.m. by the Chairman.

Copies of letters, etc., were distributed to the members.

There will be a short work session after meeting adjourns.

Motion made and seconded that the July Minutes be accepted as written. Discussion: Vinal asked if water was available on the Pattern Corp., and David stated that the sign at Cornish Variety as stated in minutes should be white not yellow. In violation because background is not white. Minutes accepted as written. VOTE.

Chairman: Letter to each member of the Board in regard to a working board.

1) Cohn and DiBiasco sub-division: Preapplication, 78 acres, 21 house lots to be known as "Killdeer Acres". Conditions will apply. Perimeters done by BM2W and John Tewksbury. On Old High Road and Route 5. Soil tested - spot by Brown & Taylor. Note: Anything larger than 5 lots and 20 acres must be approved by DEP. They will not ask the Town for approval of roads. When 12 lots have sold, the roads will be turned over to the Association. In a private development roads plowed by individuals. Rules and regulations of the Association must be included in the Deeds and recorded in Alfred. Mock deed to be given to P.B.

Diann: The lots looked narrow to her, 200' wide, no dimensions stated for depth and frontage.

Need positive perk sites in order to consider them as house lots. Planning Board asked for a time to walk over the land - August 24th at 6 p.m. P.B. will meet with Stephen and walk both plots of land.

2) Patten Corp.: nothing new, will wait to attend the September meeting.

3) Codes Enforcement Officer: Enforcementsmooth on the mountain - he has a question about the Flood Plain Ordinance, where the zones are situated - rather complicated. Everything is governed by S.R.C.C. and he feels Ordinance is redundant. Performance standards, how are they placed into the Ordinance? Clarify what the Town accepts or rejects. Some contradict others --How are they to be enforced? Diann asked if Bernie Mason got a permit to install pool - yes.

Planning Board signs CMP 1190 form, permit at regular meeting. David stopped this when CMP told him that the CODE was the only signature needed. P.B. would like to resume signing the 1190's. David would like to suggest that this procedure be eliminated - it is the P.B. decision. If the P.B. signs the form, they can keep a handle on what is going on in the Town, this practice goes back to 1983. If David gives the P.B. a list of 1190's Building Permits and Plumbing Reports, they could keep up on the building. David states he signs the 1190 when he gives Building Permit. 32 permits issued since 4-1-87.

MOTION: That David is to sign 1190 provided that a list of permits to

be given to P.B. Seconded VOTE 3-1

Vinal feels that a hearing should be held before a 1190 is signed.

4) Dan F. was a CODE at one time and sometimes he signed with a permit. Just CMP's way of seeing that a undeveloped lot does not get power.

5) Comments from the Board: Diann: she assumed Vinal's lot on Route 25 is non-conforming. Permit was issued before the June 9th Meeting, 2 or 3 week of May prior to Meeting. Vinal gave David a check for the Building Permit, showed a deed that he owned lot. Permit was issued. David made a mistake and felt it was residential not agricultural. David called him and said "I made a mistake" and Vinal stated, let me see what I can do to correct it. As far as David was concerned, he made the mistake and told him to go ahead. Vinal had the legal right to proceed and Vinal has tried to comply. Tried to buy land to make the lot larger. Warren asked when he purchased the land, but according to town it is still under Harbour Supply. No reason for not recording the deed. Then if he wants a variance he should go to the Board of Appeals. Board was not elected when he would have applied. There is no written procedure for the Board of Appeals. So. Me Planning Board will send a sample.

6) Walter: At the meeting with Patten Corp., it was noticed there was no second road access and found it not necessary. Fire Chief feels it should have a second access road. Fire access road as Patten had marked could be a paved road, requiring a \$2500 impact fee, to cover cost of installing a dry hydrant..

7) Diann is doing research on old County Road. ROW on Chalasco property.

8) Next meeting, 1st Tues in September.

Motion made and seconded to adjourn. VOTE.

Respectfully submitted,

Joan Bettencourt, Recording Secretary