

Planning Board Meeting Summary

Public Meeting

September 11 2018

7:00 pm

In attendance: Mitch Garnett, Bob Temple, Steve Ocean, Jesse Cassas, Dan Furrows (sitting in), Wesley Daniel, Brian Rhea, Corey Bekker, Abby Lydon, Danielle Furrows, Jeffrey Knox

Absent: Henry Aho, Ashley Hebert, Dave Studer

- Dan Furrows recused himself from the vote due to abutting proposed subdivision

Public Hearing started at 7:06 ended at 7:15

Rick Rhea began discussion by explaining proposed Calderwood subdivision with four lots ranging from 4-6.5 acres on town roads. Potential purchasers would be responsible for adhering to town ordinances regarding electric, water and waste water planning.

Corey Belcher questioned the ordinance of access on Lot #1 that has frontage on both Calderwood and Albert Jones roads. Access was not restricted

Ordinance #6 regarding the removal of vegetation within 100 ft of Calderwood road was questioned if it also applied to the Albert Jones road for lot #1 which abuts both. It was determined that if both roads applied it would create too small of a building area and is not currently in any of the deeds.

Ordinance restricting 15 year or older manufactured homes was raised, determined that it was acceptable to preserve community aesthetic.

Danielle Furrows asked what repercussions could be taken if construction on proposed sites took longer than the 18month guideline (exterior construction). Town retains right to enforce ordinances. She also questioned restrictions on lot #1 regarding proximity of building near power poles. Bob Temple explained that these issues would be determined during the permitting process and had to be approved by the Highway Department.

Public hearing closed at 7:15 and Planning Board Monthly meeting came to order at 7:17, all in favor.

August 13th summary reviewed.

Calderwood subdivision results, Frank Jones determined potential access issues on town approved roads.

Questions regarding Calderwood subdivision were requested before ordinance review.

*Condition of Register of Deeds needs to be done

Ordinances read by Steve Ocean regarding Calderwood subdivision.

Several ordinances were deemed nonapplicable to proposed subdivision. (water access, communal space, walkway easement, landscaping plan, hydrogeological assessment, etc.)

Article VI #6.5 subsection 3 (stone monuments identifying boundaries), Mitch Garnett made the motion to waive, Steve Ocean seconded, none opposed. Motion passed.

11.6 subsection 1, regarding water supply sections A & C motion to waive by Mitch Garnett, Jesse Cassas seconded. Article B remained unchanged to remain compliance with state regulations.

#11.6 Section C Sewage disposal approved

Final motion to approve Calderwood subdivision posed by Mitch Garnett, seconded by Steve Ocean. All in favor none opposed motion passed.

Meeting closed at 8:14 pm.

Respectfully submitted,

Kelly Hassanein