

Pownal Planning Board Minutes
Feb. 18th, 2015

Attending: Hutch Hodsdon, Russ Schmidt, John Bowdren and Planner Tony Dater.

Meeting called to order at 7:08 pm

Jan. 21st Planning Board Meeting Minutes Hutch moved and Russ seconded to accept the minutes, unanimously accepted.

Feb. 11th workshop minutes Hutch moved and John seconded to accept the minutes, unanimously accepted.

No Old Business.

No New Business.

Planners reports, Tony supplied 3 Backlot sample ordinances from Gray, Brunswick and Damariscotta. We looked them over for possible help with our own consideration of a Backlot Ordinance. Hutch had some ideas about what he thought should be included, such as a 60 ft. right of way, in addition to the existing 300 road frontage, the 60 foot width would be helpful if there were additional development that would require a road to be put in. No more than 2 lots off the right of way and if there were 3 or more lots it would have to become a road. A minimum of 4 acres per lot for Back lots. Tony asked us what we would like the Backlot Ordinance to accomplish, if it was primarily for local families, such as splitting off a lot for a child than maybe an easement allowed along or in the 300 foot frontage would make sense, but if we would like to avoid overdevelopment then maybe not allowing for an easement makes sense. There was input about making sure the Fire & Safety Depts. would be able to access the back lots, also where would the ordinance 'live" would it be a stand alone ordinance or rolled into the Zoning Ordinance. Russ brought up Durham's Backlot Ordinance on his laptop and will forward it to the Board.

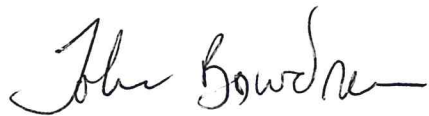
We discussed the Single Lot Ordinance and the changes and suggestions the CEO Ryan Keith had made in the workshop, but thought that the full Board should be present for a comprehensive

review of what the implications the changes imply. Russ thought it would be a good idea to invite Ryan and if possible a professional surveyor to give the Board their input about requirements of surveying and any ideas about what mortgage companies and banks are looking for in relation to lots and deeds and how they interact with the County Register of Deeds. We also discussed Ryan's concerns about slope requirements and how Adding or substituting "Excessive slope' might give the CEO more flexibility and discussed the language about blasting and bedrock near the surface.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

John Bowdren

A handwritten signature in cursive script that reads "John Bowdren". The signature is written in black ink and is positioned below the typed name.