

Planning Board Minutes
Wednesday, 18, March 2015
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Matt St. Cyr, Jerry Gould, Russ Schmidt, planner Tony Dater

Guest: Bill Schmidt

1. Call to Order: at 7:03 by the Chair

2. Secretary's report: Meeting minutes of 2/18/15, taken by John Bowdren – on a motion by Hutch, seconded by Jerry, the minutes were so moved and accepted.

Workshop minutes of 2/25/15 – motion by Hutch, seconded by John, so moved and accepted.

Workshop minutes of 3/10/15 – motion by Hutch, seconded by Jerry, so moved and accepted.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had no reports this month.

Regarding the email from Jim Cram (see attached) about his property on the Brown and Poland Range Rds., Tony had not been contacted by him as yet.

Ordinance Review – It was decided to leave the Single Lot Ord. as is until a later town vote; for now it can be reformatted. In the Subdivision Ord. we need to add wording about available water supply for Major Subdivisions. Hutch reported that Shawn had been unable to alter the road drawings in the Road Ord. Appendices before leaving. We decided to add a note on them that they are for illustration ~~purposes~~ ^{IVE} purposes only and to refer to the Dimensional Table for specs. Liza will see what she can do and will also remove the Appendix G drawing for Arterial Roads and any reference to them in the text.

We turned our attention to Backlots and briefly discussed the proposed state budget, the resulting burden of property taxes for town funding and the likely ensuing flood of property sales. Hutch wondered if we needed to readdress 600' dead-end roads, but we have put something adjusting capabilities in the text already. We thought that a backlot ought to be a minimum of four acres that would not include the access road and noodled idea that one backlot may have only 60' feet of frontage for access by a driveway. (What we have now requires a private road for frontage even if it is a single lot) Additional backlots would require the driveway made to road standards and both they and the original backlot would have to get 300' of frontage from that road. Would a second backlot trigger the road or could it too be on the driveway with 60' frontage? Hutch thought it could, Russ and Liza thought a second lot should require a private road. Hutch will work on wording for adding a Backlot definition to Article 2; the CEO said in the last workshop he would be pursuing that as well.

Hutch reported that the Budget Committee is looking for a budget from us and gave us some figures to look over. They are not much different from last year and we thought they did nicely. Hutch will present them to the BC.

Jesse Peter's request we add to Major Subdivision a requirement for a pond or cistern for fire safety took up the remainder of the meeting. Russ said that sprinkler system technology has gotten quite effective and questioned the need for a large external water supply; a sprinkler system could douse a fire that would otherwise engulf a building before the FD arrived. Hutch thought that Yarmouth has something about water access for the fire department and a sprinkler system. Perhaps we could have wording that encompasses both as well. The FD would want a water supply even if there is a sprinkler system. Bill Schmidt asked what we want to achieve; sprinkler systems can save buildings, but smoke and carbon monoxide detectors save people.

6. Other: the next two workshops in April will be Tuesdays 7th and 21st.

It was decided to start public hearings prior to our regular meetings at 6:00 PM. The first will be Wednesday, 15, April beginning with Article 12, Mobile Homes following with Roads, Subdivision and Definitions.

7. April Agenda: following the public hearing will continue with ordinance review.

8. We adjourned at 8:45 PM

Respectively submitted,



Liza Nichols, Secretary