

Planning Board Minutes
Wednesday, 15, May 2013
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, Matt St. Cyr, alternate Jerry Gould, planner Tony Dater

Members absent: alternate Matt Chipman

Guests: Russ Schmidt, Kathy Hogue

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

2. Secretary's Report: Meeting minutes of 4/17/13 - motioned to accept by Joan, seconded by John, so moved and accepted.

Workshop minutes of 4/23/13 – motioned to accept by Joan, seconded by John, so moved and accepted.

Workshop minutes of 5/7/13 – C.2, last sentence, "Shall" corrected to *shall* and "proceeding" to *proceedings*. Motioned to accept as corrected by Joan, seconded by John, so moved and accepted.

3. Old Business: Old Homestead Subdivision, Poland Range Road

Russ Schmidt had brought in the final plan of changes to lines on lots 9.01, 9.02 and 9.02.02, on mylar and paper as we had requested at our last meeting. We gave a final glance to see that all setbacks, frontages, acreages remained okay. On a motion by Hutch to approve the Third Old Homestead Subdivision of May 8, 2013, seconded by Joan the plan was so moved and accepted by the Board. Liza will send Russ a statement confirming the approval.

4. New Business: None

Here the Board decided to delay Discussion and speak with Kathy Hogue

6. Other: Kathy Hogue, Recreation Committee Chair

Kathy explained that the Rec. Committee has become interested in the town owned property off the Hodsdon Rd. on the East Branch of the Royal River, part of the former Haskell Mill site. The committee is exploring cleaning up the natural and manmade debris so the site is more safely accessible and enjoyable. At issue is room for some limited parking within the stream protection setbacks. Across the stream from the town land (the actual site of the mill) is a small nonconforming lot that may be possible for the town to acquire. If so, would there be room there for a pull-off? The Board went over the Shoreland Zoning, Stream Protection requirements and determined that 75' from high water is necessary, with an allowance by the Board to adjust to 50'. The site needs to be measured, but poison ivy is an issue. Matt said he would see what he could come up with on Google Maps. Hutch suggested checking with the RC and Sherry Dietrich about the road right-of-way along Hodsdon Rd. as perhaps there is enough room for parking. Kathy will report back at our June meeting and requested a copy of the approved minutes for the Rec. Com.'s records when available.

5. Discussion: Tony's report – time limits for development, see attached email of 5/9/13. The town can put time limits on subdivisions, site plans and mobile home parks for starting development and some towns have. Sometimes a performance guarantee requires action within a certain amount of time or money is forfeited. Hutch remarked that it certainly makes sense for minor as well as major subdivisions as they sometimes get stretched out so long that town requirements change before projects are completed. There is also the possibility of speculative subdivision – not following through with subdivision until the market is favorable. He wondered about putting some time limit in the ordinance that allows for changes in regulations. Members felt that for the town's protection it is in its best interest to have limits and if a project hasn't started substantially within a given time the town ought to be able to revisit it. We thought that 2 years to start, allowing for renewal for an additional 2 years and the possibility of another 2 year renewal, but then complying with any new regulations, was manageable. Any more time after that would mean starting subdivision application and approval all over.

Tony then reported on a conversation with CMP about underground utility lines versus overhead. They said they couldn't give him costs because each situation is unique but they did provide him with their specifications, a long draft that the Board will pass around. Tony said some towns now require underground wiring in new major subdivisions.

6. Other, revisited: May is time to vote in Board officers; the Board nominated, seconded and approved Hutch as Chair, Joan as Vice-Chair, Liza as Secretary.

Regarding private roads we decided to leave it as is, but be sure to reference it as necessary in the Single Lot Ord. and elsewhere.

Information hearings on the Zoning Ordinance reformat and update will begin. The first will be on [Wednesday, 19, June at 6:00 PM](#) prior to our regular board meeting. Liza will see that Scott gets the drafts.

Member participation – Hutch will speak with Matt Chipman; he has missed six meetings now with no notification. The Selectmen set a policy of no more than three allowed.

The next ordinance workshops were set for June 4th and 18th ([changed to 25th](#)), 8:00 AM., Old Selectmen's office.

7. June Agenda: Old Business – Recreation Committee
Discussion – ordinance review, Subdivision Ord.

8. Motion to adjourn at 8:43PM, so moved and accepted.

Respectively submitted,



Liza Nichols, Secretary