

Planning Board Minutes  
Wednesday, 20, July 2011  
Mallett Hall  
7:00 PM

Members Present: Ron Hodsdon, Liza Nichols, John Bowdren, Matt St. Cyr, planner  
Tony Dater

Members Absent: Joan Mueller

Guests: Bob Payson, Sam Merrill

1. Call to Order: at 7:00 PM by the Chair

2. Secretary's Report: On a motion by Hutch, seconded by John, the June minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: Sam Merrill, Goss Lane, explained that he and family would like to build on the back of their property and sell the current house. Their parcel is 43 acres and the existing house would be split off with about 4 acres. He presented a sketch (see attached) showing a proposed private road from Goss Lane that follows an existing woods road. This road would then provide frontage for the two lots and there looked to be ample room for the required 40 feet of depth for each lot. Looking at the Goss subdivision plan of 1980 revealed a highly unusual and awkward configuration for obtaining the proper road frontage on Goss Lane. On maps the lane makes a 90° up into Sam's property but the town plows only as far as the turn. Using the continued lane as a private road was another option Sam might look at. Liza will check with the Road Commissioner about what and what isn't town road. Sam will get working with a surveyor on a proper plan and get back to us when he is ready to make an application.

5. Discussion: Regarding the material Fred Fauver sent us about a lighting ordinance (see attached). Matt asked about preferences about lighting sign up or down. Tony said that down lighting that is shielded seems to be the current standard in towns he knows of.

Tony then went over the information he sent us on form-based planning (see attached) and had as an example for us a plan Damariscotta had recently presented, though it hadn't passed.

Tony also has worked up some sample language for Special Exception and for Section 6 (proposed Section 10) of the revamped Codes draft. Members should review this for next meeting along with the changes Hutch and Liza presented last meeting.

6. Other: Hutch said he had been contacted by Ron LeTourneau who would like to be on next month's agenda to discuss his and his mother's property with an eye towards subdivision.

Liza questioned Matt about his being sworn in as a full member last spring as she had received no information from the town office. He wasn't sure so Liza will try the office or Selectmen for an answer.

7. August Agenda: Old Business, None; New Business, Ron LeTourneau; Discussion, continue ordinance review – members should re-read the June minutes for their homework assignments.

8. Adjournment: so moved and accepted at 8:45 PM

Respectively submitted,



Liza Nichols, Secretary