

Planning Board Minutes
Wednesday, 17, May 2017
Mallett Hall
7:00 PM

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

Members absent: alternates Jerry Gould and Shawn Bennett

Guests: Jim Boyle, John Schwanda, Eric Wentworth, Corey Thurber, Barry Baldwin, Pauline McEnery, Toby Kachnovich, John Libby

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

2. Secretary's Report: meeting minutes of 4/19/17 – on a motion by John, seconded by Hutch, the minutes were so moved and accepted as presented.

Site walk minutes of 5/10/17 for Meadow Mist Subdivision – Russ voiced his objection that the minutes did not say that Tony had been lost; Tony replied that he is usually lost. On a motion by Hutch, seconded by Russ, the minutes were so moved and accepted as presented.

Site walk minutes of 5/10/17 for Amended Paul Hamilton Subdivision – on a motion by Hutch, seconded by Matt, the minutes were so moved and accepted as presented.

3. Old Business: Paul Hamilton Subdivision – Joh Schwanda handed in an HHE 200 form and the plan on a disk. He had not added culverts, Eric and Kelly Wentworth's house or a note with the total acreage of the parcel, but would do so before we sign the plan. Liza asked about wetlands and Shoreland Zoning delineation; John had put in a 250' line for the SZ setback and wetlands are shown. John Bowdren noticed that the incorrect date in the notes of 1634 had not been corrected to 1804; John would make the correction. We went over the checklist. A copy of the deed with the easement will be sent to the PB with the Book and Page after the plan is filed. John will send the town office a PDF of the plan with the corrections and additions. John B. motioned to accept the plan as presented, Matt seconded; there was no further discussion and so the plan was moved and accepted. John S. withdrew to make the mentioned changes to the plan before we signed.

Meadow Mist Backlot Subdivision/Jim Boyle – Hutch asked Jim about the easement mentioned in his Driveway Maintenance Agreement. Jim said his attorney will draft an easement and he, Jim, will send the PB a copy for the file. Hutch said the easement deed should reference both lots, not the owners' names. We went over the checklist. John motioned to accept the plan as presented, Russ seconded; Meadow Mist Backlot Subdivision was so moved and accepted. Jim too will send the town office a PDF with the final plan.

4. New Business: Serenity Farm Estates Subdivision/Barry Baldwin authorized agent and Toby Kachnovich, Surveyor – the former Cushman Farm, Hallowell Rd. Hutch and Tony had previously met with the owner Oland Easler and they explained how the backlot shown on the

current plan came about to split the land into five lots. Russ and Matt questioned if it in fact met the Backlot Ordinance; the ordinance wasn't created so backlots could be included in subdivisions. This is a current lot of record with lots of frontage. Russ said that an applicant can't create a scenario in order to create a backlot and referenced Section 3. Applicability, B. requiring pre-existing lots-of-record with 350+', but less than 600' of frontage. We all agreed and discussion turned to private roads for access. The Board has allowed flag lots, albeit reluctantly, where a 40' setback is used for frontage along the private road. And, in order to correct a mistake, it allowed such frontage on either side of a private road. If a front lot's frontage were shortened to 300' it might be possible to get enough room for a flag on a private road. Tony suggested going in 60' with a private road and then angling it 300' and getting rid of the 40' setback swath. In any case Barry will need to build a private road; he and Toby will do some figuring. The plan will be on the June agenda. They will probably meet with Tony again beforehand.

6. Other: Liza went over some items for the warrant at town meeting (see attached) and Wednesday, 14, June at 6:30 was set for the Board to hold a public hearing on the items. Hutch said he would speak with CEO Ryan about the Cider tasting room and the need for Site Plan review.

It was time to elect the Board's officers. Liza nominated Hutch as Chairman and John as Vice-Chair, Matt seconded. Hutch nominated Liza as Secretary, Matt seconded. Agreed upon by all. Tony will be meeting with Karen and Doug Bowen, Poland Range Rd. about a subdivision on Thursday 18th.

7. June Agenda: Serenity Farms Estates/Barry Baldwin

8. Adjournment: at 10:00 PM

Respectively submitted,



Liza Nichols, Secretary

Hutch and Liza attended the meeting between Tony and the Bowens. The Bowens will be on the June agenda.