

## **Planning Board Meeting Minutes September 3, 2009**

Present: Peter Rushton, Roger Derosier, Dan Trembly, Dan Pratt, Shanna Tracy  
Absent: Stephen Foster, Norman Beaudoin

Meeting brought to order at 7pm

Minutes from July 16, 2009 meeting

- There was a motion to approve the minutes as amended
- The Motion was seconded and approved

Minutes from August 6, 2009 meeting

- Carried forward to the next meeting – unable to approve as there weren't 3 Board members there that attended the August 6, 2009 meeting

Minutes from the August 20, 2009 meeting

- There was nothing to approve on these minutes

### **Application 09-63 - Roger Knight**

- Map 22 Lot 9 - 151 Lynch Cove Road
- Applicant is looking to replace and raise the roof, and add skylights and windows to a camp
- The roof does not exceed the maximum height limit - will total 19 ft. 6 in.
- It will not increase the base area nor is it increasing the non conformity of the structure
- No trees will be cut
- There was a motion to accept the application as submitted
  - The motion was seconded and approved

### **Terry Burton**

- Wanted to ask the Board if there was some way that he could sell 2 lots without having it surveyed- 1 totaling 4 acres with a house on it and the other just an empty lot
  - He said he got a price from a surveyor it would cost him about \$20,000 to have the entire parcel of land surveyed, and he wants to avoid paying that kind of money.
- The Board members agreed that he would have to have the entire property surveyed in order to sell lots under the subdivision ordinance

## Preliminary Subdivision Review - Rockwood Shores

- Owners are Raymond D'Alfonso and John Linscott (not present) - They were represented by Tom Dubois of Main-Land Development Consultants, Inc.
- Includes lots 1-4 A and 1-4 B for Phase II of the subdivision
- They have submitted information to the DEP for review, but have not yet heard back
- Jack and Katherine Sutton were present as abutters of the property
- The Home Owner's Association will own the road
- There is an area that has been designated as preserve land that will be for the use of the Homeowner's Association
- There is a buffer between the "B" lots and the vernal ponds in the back.
  - Peter asked if there is a buffer on the adjacent lots in the Phase I section of the subdivision. Tom will look into it
- Letters were sent to the Superintendent of Schools, the Road Commissioner, and the Fire Chief. They are currently waiting to hear back from them.
- It must be made clear that dwelling and residential structures shall exist on the "A" lots only. None of the "B" lots should be used as living space.
- There is a proposed road extension
- Jack Sutton voiced his concerns on the proposal of the new lots
  - He is worried about the impact on his property and the spillover
  - Will the preserve be made into house lots at some point.
    - Tom answered that no, they would not be
  - Mr. Sutton stated that there is a brook that runs on the property behind the preserve area. If the brook is on the preserve land, he would like it to be added to the plans
  - Is there an intent to make the road public?
    - It will be added to the documents that the road is not intended to become a public road and that it will not meet town standards for a public road.
    - The road will not extend to Mr. Sutton's property
  - Can the line of the preserve be changed from a diagonal across the property to a straight line dividing the lots from the preserve?
    - Tom said he would consult with his clients to see if it is possible to make the change
- The pins are currently not set
  - Interior lot pins are not set
  - Preliminary pins are set
  - Tom will set flags for reference points for the site visit
- The paperwork will need to be changed to read that it is a 5 lot subdivision with a road extension
  - there are 4 lots plus a 5<sup>th</sup> parcel to be retained by the owner
- The checklist for a Major Subdivision was gone over - it is a major due to the road extension

- There will be a site visit on Tuesday September 15, 2009 at 5:30 pm - everyone will meet at the existing turn around of Rockwood Shores Phase I
  - Items to be addressed from the checklist are as follows:
    - The streams indicator will be added to the legend
    - The fully wooded area will be added to the plan
    - The fee will need to be paid at the final
    - The application will need to be changed to read 5 lots
- There was a motion to approve the preliminary subdivision application with the condition that the items on the checklist be completed
  - The motion was seconded and approved
- This will be added to the agenda for the September 17, 2009 meeting agenda to come back to

The meeting was adjourned at 8:25 pm