

Planning Board Meeting
January 21, 2010 – 7:00 PM
Land Use Office, Town Administration Building
Work Session – Conference – Jim Connick & John O'Donnell
Conference – Jack Farrell & Keith Weston
Review of plans scheduled for hearings on February 4, 2010

Members present: Chairman John Huckins
Selectwoman Jackie Kessler
Steve Oles
David Mott
Alan Kelley
Dawn Hatch (Alt)

Jim Connick

Chairman Huckins opened the meeting at 7:00 PM to a conference with Jim Connick and John O'Donnell concerning a 100 acre +- parcel off Route 125, Substitute Road, and Tolend Road. The plan that had come before the Board in 1986 was viewed. Connick said he was interested in the property and wanted to meet with the Board to discuss some of the issues that he had.

Connick said he would like to create a campground for 4 wheeling, snow machines, trails, horse trails, recreational vehicles, and some mobile homes. He said he was asking if what he was considering was feasible. Connick said he was looking into buying the site and wanted to be sure that he would not have problems.

Connick said he found out that a state designated snow mobile trail went through the site from Route 125 on Old Green Hill Road. He said he had read sections of the Zoning Ordinance which stated that clusters could be done 2 ways, a group option or no lot lines. Huckins said cluster development was reasonable but Connick was looking at several ideas, for example manufactured homes vs. a campground.

Huckins said a campground would be new territory for the Board as the Ordinance does not address it. He said Connick would probably have to subdivide the parcel to separate housing from recreation. Mott said the road for the houses would have to be brought up to Class 5 standards. Huckins said the roads to a campground would also have to be designed for safety. He said there might need to be wider roads. Connick asked if the roads would have to be paved. Huckins said it would depend on the use.

Huckins said things that would need to be considered would be noise, wetland impacts, and the topography impact on surrounding areas as well as others. He said best management practices would need to be used. Connick said he would put the trails in the interior of the site to keep the noise levels down at the perimeter. Mott asked if he would use the access off Route 125. Huckins said he would need to get permission from the Town to work on the class 6 town road.

Oles said wetland permits from the state, wells, and septic loading were also items that would need to be addressed. Huckins suggested talking with the surveyor that did the existing plan. Connick said he had talked with him. Mott suggested that Connick check with the Snow Goers Club concerning snow mobile trails etc.

Huckins said the Board would need to see a plan of what was intended as Connick has represented several items for the site. He said he could come before the Board with a conceptual plan with the abutters notified so the discussion could continue. Connick said he would like to be on the April meeting as well as come back on March 11. He said he would check into State requirements for campgrounds. He thanked the members for meeting with him.

Jack Farrell & Keith Weston

Farrell said that he wanted to reconfigure his development on Route 202 and 9. He said that he did not want the 2 long buildings as the units do not sell well. He said he would like smaller buildings of 1 or 2 units. At present the proposal was for 2 buildings each containing 6 units.

Farrell said that he could not finance the large buildings through FHA. He said the number of units and bedrooms would remain the same. Farrell said the small buildings would be worth more and provide better fire protection. He said the cistern for the project was already in place. It was 1000 feet from the farthest house and would be the same with the new design.

Weston said that the septic systems could be smaller and each one would service 1 or 2 units. Oles said the buildings could be close together. Farrell said he hoped to keep them some distance from each other. He said that Fire Chief Walker said there should be at least 20 feet between buildings. Mott said the smaller buildings would be more appealing. Farrell said there was a good sized piece of open space in the back of the lot that would remain as approved, owned in common by the condo owners.

Huckins said he thought that the project was done under the cluster proposal. Farrell said the buildings were condos and the status would remain the same. The District allowed condo development. Farrell said Hatch said as there would be a significant change in the design of the project an amended site review would be needed. Oles said he would like to see the new design. When Farrell has the new plan ready he will schedule a hearing with the Board.

Downeast Drilling sign changed to Skillings & Sons, Inc.

Hatch presented colored copies of a change in the Downeast Drilling sign on Route 125. She said the pictures show that the size of the sign would remain the same with no changes in size, lighting, height, etc. The picture shows the new sign would fit in the same area as the existing one.

Members said as long as there was no change in size, lighting, height, etc. and the new one remains within the confines of the existing sign that would be no need of a site review. If the sign changes in any manner a new site review would be required. Hatch will let Classic Signs, Inc. know of the decision of the Planning Board.

File # 10/231 - Lenzi Family 2009 Revocable Trust lot line revision Young & Lenzi Point Road Map 115, Lots 31, 32, 33, 34, & 35

Huckins said the lots were being reduced from 5 to 3 which was an improvement. He said the Lenzis could either go before the Zoning Board or wait until after Town

Meeting to see if the change in the requirements of lot lines passes. Items discussed were:

1. Line – 67.88 on lot 115/33 should show as a dotted line
2. Well easement
3. Flood plain statement on plan
4. 5 foot contours shown – Application state 2 (Section II, General Plan Information # 31) – Either change or ask for a waiver and prove the 9 criteria of 3.4 – Conditional Use Permits Issued by Planning Board page 10 of Zoning Ordinance.
5. Amount of contiguous upland stated on plan
6. Request for a waiver & prove 9 points or redraw contours to 2 feet

Backlots – Amount of frontage that can be used.

Mott said he was talking with a land owner who had 220 feet of road frontage on an 8 acre parcel. He asked if it would be possible to create 2 backlots on it. Huckins said as there was not enough frontage for a front lot and a back one the land owner could create 2 back lots as long as each lot had at least 25 feet each for a neck of 50 feet. He said the remaining land could be given to one lot.

Planner packets

Packets from planners that sent their paperwork back to the Town were passed out. The Board had interviewed 2 of the applicants. The members will take the packets home to read and make comments. They will list the applicants in the order that they feel would be the best applicant to the last one. The applicants training and education would help determine who was chosen. All agreed that we did not want to train a planner. The opinions of the members will be available at the meeting on January 28.

Kessler said she was looking for input from the members to discuss at the Committee meeting. Selectmen Kessler and Weeks said that as few or as many of the members that wanted to attend the committee meeting would be welcome. Hatch said that Charter Weeks had stated that we needed to move on this and not just let it drag on.

The meeting adjourned at 9:20 PM, motion by Oles, seconded by Kessler, all in favor. The next meeting will be held on January 28 for a conference with Steve Lenzi. Hatch said that Fred Bussierre would attend the meeting on February 11. Hatch will contact Rick Zielfelder to see if he would like to attend a meeting. She will also contact David Hussey.

Dawn Hatch, Clerk