



Planning Board

Minutes

Date:	Wednesday, July 11, 2012
Time:	7:30 pm
Location:	Town Hall 663 Main Street
Present:	Jonathan Keep, John Karlon, James Owen and Town Planner Jennifer Burney. Not Present: Marc Gautreau, Doug Storey, Mark Duggan

Scenic Road Hearing

Driveway access via driveway easement on property located at 9 Whitcomb Road. Property identified as Assessors Map 6E, Parcel 22 with frontage on Sugar Road

Applicant: Kurt Dutcher

Remove 25.6' portion of a stone wall to construct a driveway

Comments:

Designation as a scenic road allows the town to preserve the qualities and character of the town ways. Any repair, maintenance, reconstruction, or paving work done.....of a scenic road shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions of, except with the prior written consent of the Planning Board after a public hearing.

The board should consider public safety, scenic views, preservation of historic and regional characteristics, and preservation and enhancement of natural and aesthetic qualities of the environment.

Note: this only applies to trees and stone walls within the town's easement.

Driveway Requirements:

- Entrance must be made from an accepted or an approved right of way.
- Slope of driveway can't be greater than 10 percent within the 20 feet of the edge of street pavement.
- No hazardous or blind driveways
- Can't drain or discharge into open waterways, ponds or the street pavement
- Can't be located within 35' of the centerline of any approved or constructed common driveway
- No requirement of width or construction material

Hearing opened at 7:40pm

Brandon Ducharme gave an overview. Formerly part of Damon Property. Has frontage on Sugar Road. There is a stream crossing to prevent access from Sugar road therefore an easement was granted for driveway access off of Whitcomb Road. A 25' portion of stonewall needs to be removed. No trees are being removed just grape vines.

Jonathan Keep asked why 25' which seems excessive and why not a smaller 15 foot opening.

Brandon Ducharme responded that will need to swing coming off narrow street, need room to swing in and out for trucks etc.... difficult because wall is closer if back further it would be easier to pull out. Mr. Ducharme said they could try to reduce it to 20 foot would need opening for fire truck.

John Karlon asked what happens to stones being removed. Mr. Ducharme replied they have no plans but could use them for a radius on each side. Mr. Keep stated that he would like to see nice finish on ends using stones, round corners with stones removed.

James Owen asked if any trees involved. Mr. Ducharme replied there are none

The Board stated that the driveway appears to be very close to the lot line. Mr. Ducharme replied that the Damon's are pushing it away from their property. No requirement except can't be within 35' of common driveway centerline

Martha Remington: not a significant wall. Expressed concern about house being on Sugar Road and opening on Whitcomb and if it's allowed. The Board replied that the building permit is reviewed by the Fire Department for address.

The Board stated that they would like conditions of opening limited at 20-25 feet

No further discussion

A motion was made by John Karlon, seconded by James Owen to close the Scenic Road hearing.

Vote: 3/0/0

A motion was made by John Karlon, seconded by James Owen to approve scenic road hearing with the following conditions:

- 1) Access for driveway can be made only by altering 20 foot or less or minimum opening recommended by the Fire Department***
- 2) Approval is contingent of granting of a driveway permit***
- 3) Stones must be kept on site with excess stones being used to rebuild stone wall keeping with character of stone walls located on Whitcomb Road.***

Vote: 3/0/0

Board voted to allow the Chairman to sign the decision on behalf of the Board.

Time	Description
7:50 pm	<p>ANR – Green Road Applicant Nicholas Zayka Create a lot and parcel from original 323 Green Road. Parcel F will be a non buildable lot and be adjoined to 313 Green Road.</p> <p>Comments: Under Section 81-P Plans not requiring approval under subdivision control law (ANR) Approval Not Required No public hearing is needed. Endorsement of a plan does not mean that lots are buildable just means meets current zoning requirements: Minimum lot area: 80,000 SF Minimum lot frontage: 200’ Minimum lot width for 100’ back from street line 150’ Must meet Lot shape 2.3.5.7 (exception does not apply to lots greater than 4.5 acres or backland lots)</p> <p>Note: Subdivision is required if land comprised 15 acres or more and results in the creation of 6 or more lots. And any subsequent division of land within a 5 year period would be subject to the subdivision bylaw.</p> <p>The applicant lives at 313. The larger piece is 323 Green Road. Would like to take a portion from 323 to create parcel F. Parcel F will not belong to anything else or attach to any other lots. All houses are existing houses.</p> <p>No further discussion.</p> <p><i>A motion was made by John Karlon, seconded by James Owen to approve the ANR that creates parcel f Vote 3/0/0</i></p>
8:00 pm	<p>1) Century Mill Estates: Reviewed Agreement prepared by Town Counsel</p>
	<p>2) Robert and Allison Cimon request release of covenant for Lot 55A</p> <p>The Town Planner reviewed a conversation she had with the Developer:</p> <p>Andy Bendetson stated that he thought that the board would consider granting a building permit as long as it felt the infrastructure in place is adequate.</p> <p>The Board’s consulting engineer, Fred Hamwey has said the following is remaining for work:</p> <ul style="list-style-type: none"> • Curbing, sidewalk and finish pavement is still needed on Road B. (this is what 55A is situated on) • As of Monday the swale was partially excavated and the detention basin stripped and open that serves lot 55A. • Remaining curbing needs to be done throughout this phase. • Finish paving • Grading, looming and seeding <p>Mr. Bendetson is wondering and thought the board would agree to issue the building permit to 55A. In the mean time, Mr. Bendetson will continue working and in next few months submit an estimate to establish a bond because he will be looking for a release for some lots that he wants to convey.</p> <p>Note: no bond was put in place so the Board did not vote to release lot 55A</p>

Other Business

Time	Description
	<p>1) Review minutes</p>

Submitted by Jennifer Burney, Town Planner