

FALMOUTH PLANNING BOARD MEETING MINUTES

TUESDAY, OCTOBER 1, 2013, 6:30 P.M.

FALMOUTH TOWN HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Bill Lunt (Chair), Bernard Pender (Vice Chair), Kermit Stanley, Jay Chace, William Benzing, Rudy Israel (Alternate)

MEMBERS ABSENT: none

STAFF PRESENT: Ethan Croce, Senior Planner

The meeting was called to order at 6:33 pm.

1. Approval of minutes from the September 3, 2013 Planning Board meetings.

Jay Chace moved to approve the minutes. Kermit Stanley seconded. Motion carried 5-0.

Administrative Action Items

2. Waterman Marine – 215 Foreside Rd – Request for Shoreland Zone approval to replace a portion of an existing pier at Handy Boat. Tax sheet 162; Map-lot U16-091-A. Zoned RA, LR (Shoreland) and WVOD.

3. Allyn Gee – 7 Sweet Fern Lane – Request for a private way amendment to reduce a setback on Parcel C. Tax sheet 471. Map-lot R04-082-L. Zoned RA and RCZO.

Jay Chace moved to approve the administrative items; Kermit Stanley seconded. Motion carried 5-0.

Agenda Item

7. Katherine Pope - 43 Waites Landing Road – Request for a private way amendment to relocate the existing right of way. Tax sheet 330; Map-lot U05-021. Zoned RC, WVOD and RCZO.

Ethan Croce said there are two issues with this application. The first is an issue of right, title and interest; the Town Attorney believes that the written consent of the westerly abutter (N/F Delois) should be obtained to relocate the private way, since their deed references legal access based on the 1975 plan recorded in the registry of deeds. Secondly, the Town Engineer reported that the culvert, labeled on the plans as a 15” culvert, is in fact a 12” culvert; he has asked that the calculations be updated and recalculated to reflect the actual size of the pipe.

Kevin Clark of Sitelines, representing the applicant, said the abutter has drafted a letter and it would be delivered to the Town. Their engineer re-did the calculations and determined that the 12” culvert was sufficient to handle the minor flows on the site. He can submit those revised calculations to town staff.

Ethan Croce said the Town Engineer could review those calculations.

Public comment period opened; there was no public comment.

Jay Chace said he was comfortable allowing conditions of approval for this application but not with signing a plan until those conditions are met. Bill Lunt felt the history of the Board was that the conditions must be met before the mylar was signed. Ethan Croce agreed.

Planning Board Minutes

October 1, 2013

Page **2** of **2**

Ethan Croce read the conditions into the record. The applicants indicated that they agreed with the conditions.

Jay Chace pointed out that due to the minor nature of the two issues, he was comfortable moving forward.

Jay Chace moved to approve the application; Kermit Stanley seconded. Motion carried 5-0.

The meeting adjourned at 6:43 pm.

Respectfully submitted,

Melissa Tryon
Recording Secretary