

**MINUTES OF THE MEETING
PLANNING BOARD
February 12, 2015
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Lou Ann Griswold; Edward Bannister; Robert Moynihan; John LaCourse, Alternate & David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: Attorney Chris Wyskiel; Seth Peters; Sally Novel; Paul Tuck; Zach Cobb; Amy Begnoche; Walter Cheney; Tom Bonaccorsi; Mike Sievert, MJS Engineers & Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7PM.

- Review and Approval of Draft 01/22/2015 Meeting Minutes
Lou Ann Griswold made a motion to accept.
John LaCourse second.
Vote: majority, motion carried, minutes approved
Ryan Crosbie abstained

- Report of officers and committees

Lou Ann Griswold updated everyone on the Master Plan subcommittee. They will be preparing a postcard to be mailed to all households in town just before the election. It will be asking the community for involvement and explaining process.

Ed Bannister also explained that as part of the process they have sent out a very brief questionnaire for all department heads, committee and commission to fill out and return to them.

The Board discussed that they will fill this out as a group at the March 5, 2015 meeting. We will begin this meeting at 6:30 as to not interrupt the scheduled public hearing that is scheduled at 7:00pm and town's council will be attending.

- Review any correspondence
- New Business

A Subdivision Application presented by Mike Sievert, MJS Engineering, Agent for Walter Cheney. The properties are owned by Southeast Gravel Corp & Cheney Lee Property, LLC. and are located on Pinkham Rd; Calef Highway and Newtown Plains Rd. They are known as Lee Tax Map#03-04-00; #03-01-00; #03-07-00; #03-09-00 #03-02-00; & #03-08-00. The applicant is proposing an Open Space Residential Development consisting of 31 lots -26 single family lots and 5 duplex lots. This is an application acceptance hearing and a possible final public hearing.

Robert Smith, Chairman read the notice into the record and then clarified for all that by explaining that there was a typographical error in the notice. The oversight is property that is bounded by property under the same ownership. All street locations were properly referenced and located. All abutters were properly notified, the notice that was read is the amended notice. He continued to explain that the error was in the tax map numbers in the original notice and the statute does not require tax map numbers to be included in the notice.

Mike Sievert, MJS Engineering explained the proposal.

- Total land is 110+-acres
- Built in 3 phases
- 26 single family lots
- 5 duplex lots
- 38+- acres of open space
- Lot line revision; consolidation of lots and a subdivision
- All individual septic and wells
- 1 long town loop road & one hammer head 3,300 linear feet of new road in total
- Commercial lot will be accessed still on Rt. 125
- Access for development is off of Pinkham Rd thru existing access
- Lot 6 will have frontage off of new road but access will be on existing access on Pinkham Rd
- Cistern in first phase
- AOT & SWEP are permits needed by state
- 1 waiver request and that is to side slopes of roadway

Ryan Crosbie asked what the plan was for the open space.

Mike Sievert replied it would be left as open space for the residents of the development. There will be an access trail along lot #26 to access it.

Robert Smith, Chairman asked who will maintain the road?

Mike Sievert replied it will be a town road.

John LaCourse asked what parts are still active gravel pits.

Walter Cheney replied that they all still are with the exception of the lot on Newtown Plains Rd.

Robert Moynihan stated be sure to add the 100' buffer to sheet C-1 and the overall subdivision plans as well as a table showing all the lots with the land calculations and totals etc.

Robert Smith, Chairman asked if they will need to cut any trees?

Mike Sievert replied that just to get into the development, once in its wide open.

Walter Cheney replied that the lot on Newtown Plains Road will need minimal cutting too.

John LaCourse asked what the smallest lot size is.

Walter Cheney replied one that is just 40,000 sq ft. the rest are larger.

John LaCourse asked if any lots are tight that future expansion would be restricted.

Mike Sievert replied yes, a few that would restrict an addition on the side but could go on the front or the back.

Robert Smith, Chairman asked who will build the houses?

Walter Cheney explained that he isn't sure. He anticipates doing the site work and the road but he is not sure at this time who will build the houses.

John LaCourse asked how long it has been a gravel pit.

Walter Cheney replied he isn't quite sure, 1950's possibly. His family purchased it as a gravel pit in the 1980s.

Robert Moynihan stated that he needs to also add a construction note that 4 to 6" of loam will be added to the sites and then seeded.

Mike Sievert stated he will clarify this on the plans. It will also be stated on the AOT all areas disturbed will be seeded etc.

David Cedarholm asked if they had determined the regional ground water flow direction.

Mike Sievert explained that they have only done test pits, which are 6' and deeper and Dr. Ballesteros work.

David Cedarholm asked about the soil permeability?

Mike Sievert replied that it is a 2 to 10 perk rate.

David Cedarholm and Mike Sievert discussed the soil analyses for individual septic as opposed to community septic.

David Cedarholm spoke with objections to the individual septic and wells. He felt community systems would be far better for the site as well as the neighboring existing homes.

Mike Sievert explained that they meet the requirements for the individual wells and septic including the separation from the existing house lots.

David Cedarholm asked if they had done any test borings.

Mike Sievert replied no, but they only hit ledge on one of the test pits out of all of them.

Ryan Crosbie asked if any lighting was proposed.

Walter Cheney replied no.

No further questions from the Board.

Caren Rossi explained the check list is complete for application acceptance.

Ryan Crosbie made a motion to accept the application.

Edward Bannister second.

Vote: majority, application accepted.

David Cedarholm no.

The Board discussed the next meeting date and April 9th at 7:00pm is when it will be held. They will most likely set the date for the site walk then.

OTHER BUSINESS:

Edward Bannister and David Cedarholm left for this discussion.

- Work session to discuss an alternate Board member.

Robert Smith, Chairman explained that it has been past practice for the Board to make a recommendation to the Select Board for the reappointments to this Board. This year Edward Bannister is up for reappointment. David Cedarholm will no longer be the Select Boards Representative but has expressed interest in being an alternate member. John LaCourse is running unopposed for Select Board so he could be the Select Board representative and no longer be an alternate.

Robert Smith, Chairman explained he has spoken with David Cedarholm and he does wish to be an alternate member. He will contact Edward Bannister to see if he wishes to remain as a full time member.

John LaCourse stated that he would be interested in being the Select Boards representative to the Board.

The Board discussed this at length.

Robert Moynihan made a motion:

- Edward Bannister full time member
- David Cedarholm alternate member
- John LaCourse Select Board rep.

Ryan Crosbie second.
Vote: majority

Caren Rossi will draft a letter, after the March election, for Chairman Smith to sign and will be sent to the BOS for their March 16, 2015 meeting.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Robert Moynihan

John LaCourse, Alternate

Ryan Crosbie

David Cedarholm, Select Boards Rep.

Edward Bannister