

**MINUTES OF THE MEETING  
PLANNING BOARD  
April 9, 2015  
6:30 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Robert Moynihan; Ryan Crosbie; Lou Ann Griswold; Edward Bannister; John LaCourse Selectmen's Rep.

**OTHERS PRESENT:** Attorney Chris Wyskiel; Walter Cheney; Mike Sievert, MJS Engineering; Emily & Josh Cilley; Tom Bonaccorsi; Mark & Terri Ersick; Sally Novell; Paul Tuck; Amy Begnoche; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:00PM and Board members introduced themselves.

- o Review and Approval of Draft 03/19/15 Meeting Minutes

Ryan Crosbie made a motion to approve the minutes.

John LaCourse second.

Vote: majority, minutes approved.

\*\*\*\*\*

An accepted 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 a possible final public hearing.

Mike Sievert present an overview of the proposal.

- Total land is 110+-acres
- Built in 3 phases
- 26 single family lots
- 5 duplex lots
- 36 total homes
- 38+- acres of open space
- Lot line revision; consolidation of lots and a subdivision
- All individual septic and wells
- 1 long town owned road that is a 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. Entrance is on an existing ROW.

Mike Sievert explained he submitted a letter to the Board from Dr. Tom Ballestero regarding the individual wells and septic's. (In file) Dr. Ballestero would be happy to come to a meeting and answer any questions the Board may have.

Mike Sievert explained that he has meet with police, fire and highway but has not received final written approval from them. The fire Chief agreed to one cistern if all of the homes were sprinkled.

Peter Hoyt, Fire Rep. confirmed this.

Mike Sievert read Civil Consultants letter to the Board (In file) and he will see that all items are addressed. He thought he would wait and respond until after this meeting.

Ryan Crosbie asked where the well for the daycare was located.

Mike Sievert will add this approximate location to the plan.

#### Public Comment

Tom Bonaccorsi read a letter into the record. (In file)

Robert Smith, Chairman explained that they will address the reclamation as part of the approval process.

Amy Begnoche spoke with concerns of the areas behind her house not being reclaimed as well as if there is enough water for all the new wells.

The Board asked that the applicant look into the well water requirements and what is currently there.

Sally Novel spoke with concerns about her well too. If something happens to her well, is Mr. Cheney responsible?

Josh Cilley spoke with concerns of the entrance on Pinkham Rd, with traffic concerns by the daycare, narrow into the development. Why not use the entrance on Rt. 125? He also spoke to well water issues too. As well as the development will diminish property values.

Terri Ersick spoke stating she would like to mimic Mr. Cilley.

Caren Rossi read a letter received from Seth Peters into the record. (In file)

Public comment closed.

Discussion:

Lou Ann Griswold explained she would like some more time to read the report from Dr. Ballestero.

Robert Moynihan commented that people should get proof of property diminution from an appraiser or a realtor for the record. The Board needs proof for their decision. He also asked that Caren Rossi send everyone digitally the traffic study. He also asked that the applicant have Dr. Ballestero provide input on the impact to the neighbor's lots.

Robert Smith, Chairman asked Peter Hoyt how wide Pinkham Rd is?

Peter Hoyt stated that it is one of the widest roads in town. He will double check its width.

Lou Ann Griswold spoke with concerns of the development only having one way in.

Robert Smith, Chairman asked Caren Rossi if other developments of this size had multiple entrances?

Caren Rossi stated that Thurston Drive has 34 and one entrance. James Farm has at least that and one entrance. Thurston Drive is also very similar that the entrance is between two house lots that intentionally had a ROW left between them.

Robert Moynihan asked the applicants to bring in the house styles at the next meeting.

The Board set a site walk for Thursday, April 30<sup>th</sup> at 4pm. Meet at the proposed entrance on Pinkham Rd.

The Board continued the public hearing to May 21, 2015 at 7pm.

\*\*\*\*\*

Letter from Jay Stephens, Civil Consultants

The Board discussed the letter from Jay Stephens regarding the Subdivision Regulation and roadways designed with a single loop.

The Board appreciated his concern and will strongly encourage an additional access and hope they are successful.

John LaCourse made a motion to adjourn at 9:35pm.  
Ryan Crosbie second.  
Vote: all.

MINUTES TRANSCRIBED BY:

\_\_\_\_\_  
Caren Rossi, Secretary

MINUTES APPROVED BY:

\_\_\_\_\_  
Robert Smith, Chairman

\_\_\_\_\_  
Robert Moynihan

\_\_\_\_\_  
John LaCourse, Selectmen's Rep

\_\_\_\_\_  
Ryan Crosbie

\_\_\_\_\_  
Lou Ann Griswold

\_\_\_\_\_  
Edward Bannister