

PLANNING BOARD MINUTES

MAY 9, 2016

CASCO COMMUNITY CENTER

7:00 P.M.

**MEMBERS PRESENT: Ted Beckner, Stan Buchanan, Ray Grant, James Macklin & Lynne Potter**

**MEMBERS ABSENT: Bob Barnes & John Kimball**

**STAFF PRESENT: Don Murphy, Code Enforcement Officer; James Seymour, Town Planner & Sandy Fredricks, Planning Assistant**

Lynne calls the meeting to order at 7:00 P.M.

Lynne states the first item on the Agenda is approval of the April 11, 2016 and April 25, 2016 Minutes.

Stan moves to approve the Minutes of April 11 and April 25, 2016.

Ted seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain

Lynne states next on the Agenda “Wayne T. Wood, as agent for Andrew Coppersmith, has submitted an application for An Amendment to Pride Ridge Subdivision, an Approved Subdivision to place ownership of the turnaround of Snow Lake Drive to Lot 37-13 to provide additional acreage to bring the location of the structure within the proper setback. Lot 37-13 currently contains 4.77 acres; after the inclusion of the turnaround to the property it will contain 4.84 acres. The property is commonly known as 65 Snow Lake Drive and is located in a Village Zone.”

Wayne Wood addresses the Board. He states they are here to correct an obvious blunder on someone’s part by placing the house too close to the turnaround. He continues that as originally set out on the plans it would have met the setback, however, it was incorrectly placed when they built. Further, he states that the setback can be met if they place the turnaround as part of this lot.

Jim Seymour states as Wayne pointed out, the house is set too close; there are three (3) options:

1. Make them move the house
2. Relocate the hammerhead
3. Convert the Right-of-Way to an Easement and attach turnaround to this particular lot

Jim S. continues that Snow Lake Drive is a Private Road and the Subdivision was originally approved in 2005 and this is the last lot in the Subdivision. He further states that as originally stated on the Plan this is not to be a Town road; therefore, converting the Right-of-Way to an Easement further keeps it from being accepted by the Town. Jim goes on to explain that the Homeowners Association or whomever owns the road must agree to change the Right-of-Way to an Easement. He states he hasn't seen a written agreement for that. He is informed there is a recorded Release Deed.

Wayne states that the road had never been turned over from the Developer to the Homeowners Association or Road Association, whichever they have, which is why he (Developer) signed the Release Deed. There is a Deed for the turnaround from Snow Lake Properties to Coppersmith.

Ray states he has a problem with the driveway being in the turnaround. Jim S. states that's also his problem with this as presented. Stan states he agrees that the driveway should not be in the turnaround as well. Jim S. states he feels the terminus should be the terminus.

Christopher Alexander states he owns the lot across from Coppersmith. He says that if you go all the way to the dead end you have to back into that little turnaround.

Jim S. states there has to be a clear delineation of the turnaround from the driveway.

Jim Macklin asks if they could make an arc on the property and meet the setback. Wayne states that the current location has the house so close that it couldn't be done. Jim S. states that if you put the driveway to the westerly side with a little "S" curve to it it would work.

Don states that if you bring it down as far as possible to the line, they have 60' to accomplish it.

Jim S. states that is why he wants to convert it to an Easement to give it a little more room. He continues that it may be beneficial to put a sign up that states "Turnaround – No Parking".

Lynne asks if it will be sufficient for emergency vehicles to turn. Jim S. states the turnaround is already built per the original plan so it certainly should be adequate.

Stan asks if we do anything to the turnaround wouldn't it have to meet our current standards? Jim S. states that they want to keep that paved section where it is and just move the gravel driveway.

Wayne states that it is clear the consensus is to move the driveway so we will come back with a plan showing the moved driveway.

Jim S. asks the Board if they want to accept the application for Amendment so we can continue this matter.

Ted asks if it was clear in the letter to the neighbors that this cannot be a Town road. Jim S. states there is already a Note on the original approved Plan stating it cannot be a Town road. Stan states he is in favor of anything that doesn't cost the Town money and is easiest for the owners. Stan further states he was under the impression this was built in 2005. He was

informed that the Subdivision was approved in 2005, but the house was just recently built. Stan asks Don how this got put in the wrong place. Don states that the Town doesn't hold one end of the tape.

The Board conducts a quick review of Jim Seymour's Memo. Points 1 & 2 have been discussed and addressed. Point 3 is current topic of discussion. Point 4 has been discussed. Point 5 is on the original Approved Subdivision.

Don states that in regard to citing the Ordinance Section, our Subdivision Ordinance and Zoning Ordinance seem at odds for Street Standards and are unclear as to definition of a turnaround so it may be better not to reference that.

Lynne states that she recommends accepting the application.

Lynne moves to accept the application.

Ray seconds.

Any discussion? None.

All in favor? 5 yes – 0 no - 0 abstain

Jim S. asks if the Board would like the applicant to come back next meeting or possibly give a Conditional Approval.

Lynne states she, personally, would like to see it come back with more details. She continues that she hates to hold up the process for them, but since we are making some changes, she would like to see them back.

Don states it may mean cutting the pavement. Wayne states they have room to move the driveway and can delineate it with fencing or shrubbery.

Jim S. suggests that the Board address the Waiver request from the practice of a turnaround/cul-de-sac in lieu of an Easement. He continues he wants it to be expressed that this is an exception and not the normal practices.

Stan moves to waive the normal practice/ conditions of a turnaround Right-of-Way to be converted to an Easement.

Ted seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain

Lynne moves to adjourn.

Ray seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain