

4 Lots – all over 2 acres with 35' buffer between all lots (as requested by the applicants)

***Planning Board requests original buffer map and any amendments be included with application

Exhibit 1 Assessors Map (Map does not show correctly Lot 3 CJE Nominee Trust.)***Can Town get this fixed?

Exhibit 2: 520'-540' USGS Topographic Map. ***Planning Board requested applicant provide a topo map every 2' increments and also indicating any area over 20 Percent slope (see ordinance for definition of resource protection zone) or any degree that becomes protected habitat.

Exhibit 3 - Deed from 2004

Exhibit 4 - Subsurface Waste water disposal reports

Exhibit 5 - Driveway Sketch – all existing. Nothing proposed.

Exhibit 6 - Soil survey

Exhibit 7 shows deed sketch. **Planning Board requests an updated Deed sketch identifying current conditions (example: stone wall not in existence and is a marker on the 2004 deed narrative)

Exhibit 8 – Wildlife Habitat – applicant claims no significant wildlife

Exhibit 9 – DEP (no construction – no DEP impacts)

Site Visit: Site per the subdivision ordinance is required with minimum of 7 days notice. Town Office will distribute as required. Town Office will be notified on Monday and site visit must be within 30 days of this review meeting. Post notice 7 days before the site visit. See ordinance for requirements.

Planning Board proposed site visit advertisement date of 7/19 and site visit on 7/26 and a rain date of 7/27. Time of Day 4pm at the Boat Landing (State Boat Launch) Meeting at 4:30 at landside of the proposed property. Pending approval of Fire Chief and the Town Office for posting to the public. Carol will notify Bill and the Town Office. The Planning Board will notify the applicant if the Site Visit cannot happen at this time and date via email.

Public Hearing: Abutters must be notified. Page 10 identifies requirements. Twenty-one days prior to meeting via certified mail Applicant must notify Planning Board, Abutters and ROW.

Public Comments:

Elise Brown, owner of ROW noted concerns that since 1994 there were 3 parties using ROW, since users and subdivision have increased. She is concerned about ROW erosion. Protected habitat is part of this area and she would like to understand what the Town has in place to protect this area and the habitat with erosion. The Planning Board will include this area in the Site Visit.

Elise also noted that there is also a potential sub division to a landside area. Her concern is the habitat and increase boat usage. Applicant noted parking area on Exhibit 7. There is also a boat house. The parking area is further than the ROW to the water.

Applicant requested Elise Brown write up her concerns so that they can address concerns in further deed restrictions. Discussion whether the subdivision would only deed the existing lot to continue to use ROW and that the subdivided lot have access from the Public Boat Launch. There is boat traffic already launching from the ROW and increased usage will increase the risk to habitat. This is an existing use.

Note by Joe Meadows for discussion to the public that over 250' from shoreland in limited residential construction does not come before the Planning Board.

Applicant has requested that the Planning Board communicate any concerns if possible so that they can be prepared. The Board noted that information must be disclosed in a public forum.

VII. OLD BUSINESS: NA


VIII. PUBLIC

a. Megan Cleaves, Darrell Ginn, Joe Meadows, Matt Francis, Elise Brown

IX. ADJOURNMENT:

There was a motion by Carol to adjourn the meeting at 8:00 pm. The motion was seconded by Carrie, all in favor, none opposed.

The NEXT regularly scheduled meeting is **Thursday, August 10, 2023** at 7:00 pm. The draft minutes for the July 13th, 2023 Planning Board meeting will be adopted at the August 2023 meeting.

Draft minutes submitted by:  Kate Meadows

Approved by: 