



PLANNING BOARD

Paul Mattor, Chair
Don Roth Jr, Vice Chair
Heather Sullivan
Tom Witkowski
Gregg McPherson
Seth Davis
Stephen Stark

Minutes of Planning Board Meeting 12 April 2023

Members Present: Paul Mattor, Chair; Don Roth Jr., Vice Chair; Gregg McPherson, Heather Sullivan, Seth Davis, Stephen Stark,

Call to Order: With a quorum present, the meeting was called to order by Chair Paul Mattor at 7:00 PM.

Minutes: February 8, 2023 – accepted as corrected
February 22, 2023 – accepted as written
March 22, 2023 MacDonald Acres Site Walk Minutes – accepted as written

Correspondence: None

Reports: None

Public Hearing:

New Business:

Warrant Article #25 – Is the town in favor of ceasing cluster subdivision?

This article was placed on the warrant without any input from any committees.

Heather Sullivan stated Planning Board wasn't asked so she felt she didn't want to give it any time. Paul Mattor felt they have an obligation to say something as it might be misunderstood about why and what happened that it got to the warrant. Heather Sullivan went on to say she had no interest in removing them, she personally finds them good. Greg McPherson stated that people still think they can add more houses which is not a cluster, which actually provides more challenges, more habitat and wildlife. Heather Sullivan likes the internal road aspect of the clusters. Greg McPherson asked how LD2003 would affect cluster subdivisions. Paul Mattor stated that if the "straw poll" says yes cease cluster subdivision then Planning Board "will" remove. He encourages all the read the Comprehensive Plan then read Warrant Article #25. Paul Mattor shared a letter drafted by him expressing dissatisfaction and a better way to go about this. He feels they need to inform voters the Planning Board is not on board with Article #25.

Dan Yarumian, Land Surveyor stated that Cluster Subdivisions can be made more aesthetically pleasing instead of just getting rid of them.

Old Business:

1. **#2202-4253 Brook Hollow Subdivision – Preliminary Plan Review**
Andy Morrell, BH2M

Jay Stephens sent updated engineering report dated April 4, 2023. Felt the cost estimate should be \$257,000 for the bonding amount.

Motion made and seconded to accept \$257,000.00 surety.

Vote: 5-0-1 (Mattor)

Paul Mattor stated standard condition of approval be prior to permit, CEO review & approve well & septic designs to not unreasonably encroach on abutting lots. Motion made to accept this as a standard condition for all projects, seconded.

Vote: 5-0-1 (Mattor), motion passed to accept as standard condition of approval.

Motion made to add above mentioned condition of approval to Brook Hollow Subdivision, seconded.

Vote: 5-0-1 (Mattor), motion passed, Prior to permit, CEO review & approve well & septic designs to not unreasonably encroach on abutting lots.

Discussion of level spreader inspections & maintenance reports be provided to the town every 2 years as condition of approval.

Andy Morrell stated the HOA documents reference the storm water documents, charts for each facility and the March 22nd revisions, in the final appendix these documents are referred to as Appendix E.

Greg McPherson referenced Maine BMP's, "inspection performed to meet Maine BMP Practices and maintained as referenced in the HOA & Storm Water Management."

Extensive Board discussion with project manager surrounding inspections, maintenance, and reporting of the structures within the subdivision.

Greg McPherson made a motion that "HOA is to provide annual report of bi-annual inspections of sedimentation control measures to be performed Spring and late Fall in accordance with Maine Erosion and Sediment Control best management practices," and seconded.

Vote: 5-0-1 (Mattor)

Motion made and seconded for final approval of Brook Hollow Subdivision.

Vote: 5-0-1 (Mattor), motion passed

2. #2023-4256 MacDonald Acres Subdivision

Dan Yarumian on behalf of John MacDonald

Motion to postpone to next meeting pending Sprinkler System Installation in Subdivision, seconded.

Vote: 5-0-1 (Mattor)

Public Comment:

Long Range Planning:

Plan for Next Meeting: MacDonald Acres – Final Approval
Bean Street – Sketch Plan Review
Article #25 further discussion

Adjourn: Meeting adjourned 9:15 PM.

Minutes submitted by Angela Chute, Admin. Asst.

Approved by Planning Board *May 31, 2023*