

February 27, 2012 — Approved March 19, 2012
Planning Board Meeting

Dave Coleman opened the meeting at 7:00 PM members present Dave, Kim Oliver, Jean Pellegrino, Frank Carroll II and Adam Wardwell; Ronnie Oliver and Aaron Carroll were absent.

MINUTES:

The January minutes were not completed.

WALK-INS:

Andy Ivey was present, introduced himself and stated he is a write in candidate for the 3-year term on the planning board; Andy lives on the Foss Road in Limerick.

OLD BUSINESS:

The code enforcement officer asked the secretary to speak on his behalf because he was unable to attend this meeting. Norm has two or three more proposals one of which he considers extremely important but he hesitates to bring more before the board and the selectmen until the remaining proposals from late 2010 are addressed. These remaining proposals are: Accessory Dwelling Units, Private Driveways, Roads and Road Frontage and Back Lots. The **secretary** stated she was asked by Norm to advise him where these last four proposals stood. After consulting with the selectmen's secretary Jeri Libby it was determined that the Selectmen had not held a public hearing on Accessory Dwelling Units, the last proposal to be sent to the selectmen by the planning board, and it would not be appearing in the warrant for 2012. The other three in question along with Accessory Dwelling Units and the two ordinances that will be on this year's ballot had public hearings held by the planning board on December 20, 2010. The secretary went on to say that the board has not held a second public hearing on Private Driveways, Roads and Road Frontage, or Back Lots. These hearings may include suggestions or changes discussed during the first hearings. **Kim** suggested that the board hold joint hearings with the Board of Selectmen as this would save time and money.

Kim stated that it makes sense to hold joint meetings the Planning Board holds hearings and sends recommendations to the Selectmen then the Selectmen present proposals to be voted on by the public.

Frank asked if these all go back to 2010 were they voted on or had they just stalled?

Kim stated they just stalled.

Dave stated that the board did hold second public hearings on some of the ordinances and sent them on to the Selectmen.

The **secretary** stated that the Sign Ordinance and the Certificate of Occupancy were voted on last November by the Limerick voters but the board had not held a second hearing on Accessory Dwelling Units.

Dave stated that those three proposals did not have much, if any, controversy from the public, what changes that had been discussed were included when they were sent on to the Selectmen.

Kim stated I don't think the Selectmen fully understood the Accessory Dwelling Unit proposal that may be due to a lack of communication with the Selectmen.

Frank stated that he served on the Road Review Committee and that boards proposals on roads and driveways were shot down pretty hard by the voters, was the planning board going to hold a workshop.

The board discussed and set a workshop on April 2, 2012 for the Roads and Road Frontage, Private Driveways and Back Lots.

The **secretary** informed the board that the new 2012 Habitat Maps were now on line and Jeri had asked if the board wanted a set and she had told her no, the board can use the set purchased by the code enforcement office.

AH Grover:

Dave introduced the representative for AH Grover, Mary "Polly" Sewell.

Ms. Sewell stated she could be referred to as Polly. She went on to say that the company, A.H. Grover, has decided to eliminate lots from the approved Meadow Brook subdivision and leave the three lots that have access on the main (town) road. They wish to keep the access road on the plan as a gravel road and a right of way to the gravel pit and they wished to have the \$10,000.00 letter of credit removed until such time if they come back to the board with a new proposal in the distant future. It would be acceptable if the board wants the access road to be blocked off with rocks.

Kim stated that Section 8.5 on page 16 dealt with revisions after approval and she assumes that the current subdivision plan needs to be eliminated and the new plan recorded showing any revisions.

Dave stated that is correct the original plan will be replaced by this new plan.

Kim stated that she was a former Selectmen and she understood that the letter of credit was to insure that the interior road would be brought up to town standards as well as a turnaround at the end of the road and a dry hydrant for the homes being proposed.

Kim stated she saw no reason to pave the access road or put in a dry hydrant for lots that would no longer exist.

Kim asked if the three lots being retained front on the main (town) road.

Polly said yes.

Dave stated that this would then become a minor subdivision; the original plan was for a 10-lot major subdivision and the remaining 11th lot being the 170-acre lot.

Dave asked the board if the board wished to set a date for a public hearing and site walk.

Frank asked if this were necessary.

Dave stated that it was his understanding that if this were just a matter of eliminating these existing lots then it would be a simple matter of eliminating the original subdivision and approving this minor subdivision in its place.

The board discussed how the revision would be conducted and **Kim** asked the secretary about how this would be priced.

The **secretary** stated that originally Mr. Grover had said they would retain 2-lots but the plan now shows 3-lots being retained at \$400.00 a lot would be \$1,200.00 less the \$250.00 deposit sent with the application.

Kim stated that the 3-lots were the same as they were shown on the original plan and she saw no reason the board would need to go through a complete new subdivision.

A more lengthy discussion incurred discussing the procedure and the lack of a revision procedure in the town's ordinance it was then suggested to use the procedure for revisions in the State Land Use Law Book under Title 30A Section 4407.

6.1 **Jean** motioned and **Kim** seconded the motion that the proper procedure was met.

Vote 4-0 In Favor and Frank abstained

6.1.2 **Kim** motioned and **Jean** seconded the motion that the Fee shall be \$1,200.00 for 3 lots at \$400.00 per lot.

Vote 5-0 In Favor

6.1.3 **Kim** motioned and **Jean** seconded the motion the applicant has met this condition.

Vote 5-0 In Favor

6.1.4 **Frank** motioned and **Kim** seconded the motion for the board not to move forward with a site walk on public hearing for this revision.

Vote 5-0 In Favor

6.2 **Kim** motioned and **Jean** seconded the following motion: The board discussed the fact that under Section 6.2 the scale of the plan was correct, the covenants were on the plan, and a complete field survey was conducted at the time of the original subdivision. It was also determined that sewer and water systems were not applicable. The name of the

subdivision is Meadow Brook Subdivision Revision and the name and address of the owner is present on the revised plan, also number 9 is also no longer applicable.

Note number 8 will be taken back to the surveyor and the reference to the hydrant and turnaround removed off of the revised plan then the applicant will bring the newly revised plan back to the board for signing on March 19, 2012.

Also the original letter of credit will no longer be needed due to the revised plan and will be returned to the applicant after proof that the revision plan has been recorded in the York County Registry of Deeds and 3 copies of the newly recorded plan have been received by the town.

Vote 5-0 In Favor

Polly asked if the fee amount previously discussed will be the final amount due the town.

Dave said yes \$1,200.00 less the \$250.00 (\$950.00) will be due at the signing on March 19th.

Dave stated the final vote will be taken on the subdivision revision at the time the board signs the plan on March 19th providing the proper changes have been made to the plan.

Having no additional business to come before the board **Dave** asked for a motion to adjourn.

Jean motioned and **Kim** seconded the motion to adjourn the meeting.

Respectfully submitted,

Joanne L. Andrews
Secretary