

09/12/05

Town of Damariscotta
Planning Board Meeting
September 12, 2005
Minutes

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1. Review minutes
2. Michael McIntyre Subdivision – Church Street – Final Approval
3. Other business discussion

ROLL CALL:

Chairman of the Board, George Parker called the meeting to order at 7:30 p.m. There was a quorum present throughout. Members present were Wilder Hunt, Jonathan Eaton, Paul Stevens, George Parker, and Fred Sewall. The audience included:

- Michael McIntyre, Cape Elizabeth, ME – modification to approved subdivision application – Church Street Subdivision
- Gina Collins, press reporter – Lincoln County Weekly

1. Minutes

The Board reviewed draft copies of the minutes for the July 11, 2005 meeting, the July 21, 2005 meeting and the July 25, 2005 continuation meeting. Wilder Hunt made a motion to approve the minutes for all 3 meetings as submitted. Fred Sewall seconded the motion. The Board voted 3-0 to approve the minutes of all the July 2005 meetings as submitted.

2. Michael McIntyre Subdivision – 165 Church Street – modification to Final Approval

Mr. McIntyre came back before the Board with a proposed change to his previously approved subdivision. He showed the Board a copy of the letter he sent out to abutters telling them that he was now planning to put in an additional driveway. Mr. McIntyre told the Board when he originally went out with the Road Commissioner, there was not sufficient site distance to put in an additional driveway, so 2 of the lots were to share a drive. He went on to explain that after thinning out the trees in front of the existing house, he found there was site distance, so he had the Road Commissioner come back and received approval to add the drive.

George Parker asked if the latest notice was sent by certified mail. McIntyre produced the receipts of the certified notices.

Parker indicated that he felt if the site distance was there, then this was a great solution for this plan. McIntyre stated he would be putting in a 15” culvert under the driveway instead of the required 12”. He also told the Board that the existing garage was now gone completely.

Wilder Hunt made a motion to approve the modification to the approved Subdivision. Jonathan Eaton seconded the motion. The Board voted 3-0 in favor of the change. The Board then signed the new copies of the site plans.

3. Other discussion

George Parker told the Board that he’d gotten a call from a realtor in town regarding a piece of property on the corner of Main Street & School Street – he believed it was the David Hatch piece. The realtor had a question regarding lot size and permissible uses, but apparently they changed their mind.

Fred Sewall asked if George had received a call on Mark Hanley’s activity across the road from the approved subdivision. Parker stated he thought it was going to become a gravel pit and the ordinance stated over 10,000 square feet of any land moving, disturbing, filling you need a permit, and Parker stated he did not know if it could even be used and a gravel pit, because the Land Use Ordinance does not even mention a gravel pit. He felt this issue would probably come back up before the Board.

George Parker told the Board that he’d gotten wind of another possible issue coming before the Planning Board at some point in the future, involving the Biscay Pines Subdivision out on Shamrock Lane. There may be some issues regarding the deeded rights of way of the existing residents out there, there may be more houses built out there, and there is a current issue about the width of the road, and where it was a private road, did it need to meet any town standards. Parker stated that he felt the road really needed to be a 2 way road to avoid any issues with fire trucks, etc.

Adjournment: The meeting was adjourned at 8:00 PM

Wilder Hunt made a motion to adjourn. Fred Sewall seconded the motion. The Board voted 4-0 in favor of adjournment.

George Parker, Chairman

Jonathan Eaton

Wilder Hunt

Respectfully Submitted by:

Paul Stevens

Rebecca J. Bartolotta

Fred Sewall

DAMARISCOTTA PLANNING BOARD