

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of April 03, 2018**

**Present** - Jeff Pierce, Stacy Barnes, Linda Biden, Russell Peckham, Jay Cummings and Dan Hanley. Misty Parker was absent.

**Others present** – William Longley (site developer for James Davis), Amy & Loyd Hankla (abutters), Cindy Cummings (resident) and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m. beginning with the Pledge of Allegiance.

**Item #1 – Review Minutes of March 20, 2018** – Dan made a motion to accept as written, Linda seconded. Motion carried by show of hands.

**Item #2 – William Longley (Site Developer for James Davis – Subdivision on Calls' Hill Road)** is here to give the project packets to the Board members and go over the plans that he will need to address. He has included copies of the stormwater plan which he has also sent to the State DEP and given a copy to the Town Office. He then gave a summary of what is included in the packets. He has also given a copy of his application to the CEO with some pages that have been added and he has paid the new fees that have been applied. Jeff noted this is a 'Major Application'.

This will be a 14 – lot subdivision known as Solar Ridge Subdivision which will be started as soon as he gets the okay from DEP on stormwater.

This will be strictly a lot development.

There will be several phases of the development.

Phase 1 – first 4 lots

Phase 2 – lots 5 through 7

Phase 3 – lots 8 through 14

*Phase 1* will include doing the road, then begin with the first few lots and will wait for the okay from the CEO when done with that phase to begin the next.

*There* will be no contracts until the Phase has been considered complete. No sale or building permits will be issued until the road, power and stormwater are done.

*Two* (2) foot contours are on the plans. Stormwater will be shown.

*Linda* asked if it would affect the people below as she volunteers at the Recycling Center Swap Shop that would be in that direction. Mr. Longley assured her it wouldn't have any affect to those areas at all.

*Groundwater* would be done as required by the State. There would be individual wells and septic on each lot.

*There* would be above-ground CMP poles. They will work with the cable & phone companies as they get things going. Otherwise it would be up to the individuals as to what they prefer.

As there is plenty of vegetation around the area, there is no planting planned.

*There* should be no solid or hazardous waste – homeowners will be responsible for their own waste or recycling.

*Jeff* reminded him that there are three (3) standard conditions for the CUP of which

recycling is one.

*No traffic* impact is expected – only as the lots are developed over the next few years. Jeff asked if the members feel he needs a traffic impact analysis. This was waived by all those present & voting.

*Since* this is rural development, there will be no sidewalks proposed – no easements – no area buffering. Recycling has been decreased in size and is showing it as retained. This was left as an open issue.

*No* pedestrian ways are proposed.

*Easement* – Right-of-way for driveway access. No land for the public.

*Rural development* as proposed on plan?

*Covenants, etc.* - In draft form in the packet. Deed restrictions are included, as well as the draft road maintenance agreement for a Homeowners' Association.

*Land dedicated to Town* – None proposed. Once the lots are sold, it is up to all the homeowners to make sure maintenance is done.

*No financing* – no banks. Mr. Davis will do a pay-as-you-go as it is developed. Jeff said we would like to have some type of letter indicating that Mr. Davis is financially capable to do this project.

*Other requirements* – have been addressed with the other submissions in the packet

#15 – will be done after we have the site walk & public hearing.

Jeff asked if the Board wants to approve all three phases at once or do each phase as they are completed? It was decided to do this as a project with conditions by phases. Mr. Longley noted that Mr. Davis will be selling the first four (4) lots before he begins the next phase.

It was suggested to do a site walk on a Sunday morning to give the members and the public a better chance to attend. Mr. Longley would need to have things marked out.

Jeff then asked if we feel this is a completed application? It was unanimous approval by all members present and voting.

After discussion, it was decided to have the site walk on Tuesday, May 15 at 4:30 pm. and then the public hearing at 6:30 p.m. at our regular meeting. Site walk / public hearing notices will be sent out as is usually done for the abutting landowners and others.

Mr. Longley will be here at the April 17 meeting so we can do a 'language' review of the plan and have the financial standing letter of verification.

**Item #3 – Old Business** – Jeff said the Veterinary Clinic is almost ready to open for business – possibly this month. Things took longer than she had planned.

**Item #4 – New Business** – None.

**Item #5 - Other Business** – Linda will not be here on April 17 and she doesn't think Misty will be either. Shari needs to make sure that our meetings on the third Tuesday of each month is listed in the Communicator as it hasn't been for quite some time. She will make sure to add that info when she submits her notices.

**Item #6 - Adjournment** – Russell motioned, Linda seconded. Adjourned at 7:30 p.m.

Respectfully submitted,