

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting notes of October 03, 2017

Present - Jeff Pierce, Stacy Barnes, Linda Biden, Misty Parker and Dan Hanley. Russell Peckham and Ken Stewart, jr. were absent.

Others present – William Longley (developer), Barbara Bak, Conner Bak and Shari Lilly (recording secretary).

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

Item #1 - Review minutes of Sept. 19, 2017 – As the Oct. meeting didn't have a quorum and the November 07 meeting was canceled, these were the minutes of record to be voted. Dan motioned to accept; Linda seconded. Motion carried with a show of hands.

At this time, Jeff requested a waive of the agenda order as we have a prior applicant in attendance that was unexpected. He asked Mr. Longley if he would be willing to allow us to make the change. Mr. Longley said that as they had to leave for out of state and felt theirs wouldn't take long to do, he didn't mind waiting.

Barbara & Conner Bak are here to request an amended C.U.P. for the Dresden Coffee Shoppe project on the Gardiner Road. As she had not made the necessary request to be included on our agenda for this meeting and we had not received an updated packet, Jeff asked the members if they wanted to review her request. Members had wanted to see the updated changes, but we were unable to find the plan packets that had been requested of her if she was to make any changes. Ms. Bak said that about a month ago, she had talked to the CEO, paid her fees and left 9 copies of her packet with him at the town office so she thought they would be put on the agenda for this meeting. Jeff took the time to make some phone calls and was able to find out that she had been to the town office, paid all the fees required and had left packets for the Board members. However, no one knew where they were. Jeff said we could either stop this meeting and someone go to the town office to see if they can find the packets or we can continue. Misty asked what the changes would be? Ms. Bak said they will have a new driveway and the buildings moved to the high side of the property on the north near the abutting fence. The septic will be installed on the back side of that area. Jeff said it is just a change of moving the buildings. The buildings and septic sizes and use would all remain the same. He said we can tentatively approve the change. Misty noted that this would be a minor as nothing would actually change except the placement of the buildings & septic. Jeff said we would have the CEO review everything to make sure it is in compliance with our ordinances. This can be considered a 'minor amendment' to use of the property. We'll just make sure they are in standing with the Dresden Land Use Ordinances. We will also get the copies of their updated packet to be distributed to the members. Shari will do an amended C.U.P. indicating the minor change to the project plan.

We will now return to the order of the agenda.

Item #2 – Pre-application Review – William Longley (developer for James Davis property located off Calls' Hill Road for proposed subdivision).

Jeff introduced William (Bill) Longley to those who were not at the previous meeting. Mr.

Longley said he is here for a further discussion on the proposed subdivision. He began with an introduction to his background for those members not at the previous meeting. He is representing James Davis who has purchased property on Calls' Hill Road with the intentions of developing a subdivision. Mr. Longley has a design plan indicating property lines, wetlands and rangeway. He indicated a max-buildout of the property being done in a 'Race-Track' form (circular with the lots divided off. He tries to max out the property with little impact on wetlands or other areas. He noted that this is just a draft form. He said Trudy told him he should talk to the Selectboard first. Jeff agreed that he should probably talk to them first for feedback in regard to rangeways. There is no road frontage. Jeff said he should get with the lead Road Commissioner and the CEO. All the lots meet the road lineage of 200'. It's better that he meets with them. The CEO can talk to the Road Commissioner and discuss the rangeway issue. Mr. Longley said if they approve his plan, he will go forward with a design. He will have all the lots tested, have a driveway design, etc. Then he will come to the PB with his application. Jeff asked if he would do underground power or poles. Mr. Longley said he has dealt with the underground as some places require it. However, Dresden doesn't, but this is a consideration. He then explained the subdivision would be done in three (3) phases with the first being completion of four (4) lots with the driveway and power; the 2nd phase will be three (3) lots, then the 3rd phase would be the last seven (7) lots. Jeff said we may accept them in the phases, but Mr. Longley said he would probably ask for all of it as he has to go to DEP and show them. Jeff said the conditions may require that each phase be completed before the next phase is begun. Mr. Longley said if someone wants to buy a lot, they would have to build on it first. He noted that the proposed name will be "Solar Ridge Subdivision". He will plan to be back here on January 16th. He'll have copies of the packet left at the town office and will have his application ready by that date.

Item #3 – Old Business – a.) Calista Vista Subdivision – The Selectboard has given approval to us for a subdivision Ad Hoc. Jeff will be speaking to the town attorney about this matter. He said he has received a call that someone wants to buy it and will adhere to all the conditions that had been placed on the subdivision. The person plans to buy all of the property and will have everything ready to meet with us by December 15 meeting. Jeff gave a brief summary of the project and its issues so that all members would be aware of what has gone on over the last few years. Misty asked if there are any violations still on it. Jeff said only with the DEP for the wetlands. The owner will still need to build the road out and put all the power in. Jeff said he has given them until January 01 as we will need to cut off the attorney unless they want to pay those fees.

b.) Fee schedule change request – Copies were given to Jeff. He will verify with the Selectboard.

c.) Land Use Ordinance Manuals – still have some for those who weren't at the meeting.

Item #4 – New Business – None.

Item #5 - Other Business – None.

Item #6 - Adjournment – Misty motioned, Dan seconded. Adjourned at 7:30 p.m.

Respectfully submitted,