

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

Present - Jeff Pierce, Stacy Barnes, and Dan Hanley.

Linda Biden, Misty Parker, Russell Peckham and Ken Stewart, jr. were absent.

Others present – William Longley (developer) and Shari Lilly (recording secretary).

Due to the lack of a quorum, the meeting was for informational and discussion only. No action was taken.

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

Item #1 - Review minutes of Sept. 19, 2017 – Dan motioned to accept; Stacy seconded; No vote could be held due to the lack of a quorum.

Jeff introduced William (Bill) Longley to those present. Mr. Longley is here for a preliminary discussion on a proposed subdivision. He began with an introduction to his background. He was on the Board of Appeals in Brunswick then moved to Woolwich, is a licensed real estate agent, broker and now developer. He has served in town official capacities such as on the Planning Board and was interim CEO from 1991 – 2006 in Woolwich. With this knowledge, he feels he can have a different perspective than most people would. He has done various site developments in different towns. He would like this to be considered a pre-application discussion (informational). He is presently representing James Davis who has purchased property on Calls' Hill Road with the intentions of developing a subdivision. Mr. Longley has shown his design plan indicating property lines, wetlands and rangeway. He showed two other scenarios of what could be done as far as the lots, roadway, wetlands, atv/snowmobile trail area, etc. He asked if he was on the right track or if we prefer the 'Cluster' subdivision. Jeff thinks cluster is from another era. Dan commented that he already comes with much knowledge. The property will be divided by lots that will be sold off. A road will be built, driveway will be done and he has already hired an engineering firm. He has read our current ordinances and is here to get feedback and information from the Board members. Jeff said he has known Mr. Longley for a number of years and he knows about soil areas, rangeways, engineered driveways, power, etc, but he wants him to verify the rangeways and other lines.

Mr. Longley has talked to our CEO who has requested him to bring his application to him. Jeff said yes, and pay any fees. He will need a road covenant agreement and make sure people know the town will NOT take maintenance of the road. Also, Mr. Longley should check on all the wetlands. He could check out the IF&W Wildlife Habitat Maps. Jeff informed him that letters will go out to all the required persons of interest. Mr. Longley is welcome to meet with us again if he wants more information or discussion. He just needs to let us know when he's ready.

Item #2 – Old Business – a.) Calista Vista Subdivision – We have been allowed to go to the town attorney to request how to handle the dissolution of the subdivision. According to

DEP & Secretary of State papers, Calista Vista, LLC was dissolved in 2007 when there was a filing for bankruptcy and a failure to file Corporate documents. Also, the same was issued for the Road Association. There are about seven (7) pages pertaining to this at the State. This will be referred to the town attorney. At this point, the five (5) years has run out so the landowners were well within their rights to do this as of 2013. Jeff will contact our attorney to get the process of actions going.

b.) Fee schedule change request – One selectman didn't like the increases. The others will research if we can do this according to our ordinances.

c.) Tiny Houses – Nothing on this as yet. Jeff said he was advised that we have a size limit in our ordinances. We can discuss this more later

Item #3 – New Business – The Planning & Land Use Laws manuals were passed out to those present.

Item #4 - Other Business – Next meeting – We will have a meeting on Tuesday, October 17th , but *none* on November 07th as there will be voting held on that date.

Item #5 - Adjournment – Dan motioned, Stacy seconded. Adjourned at 7:30 p.m.

Respectfully submitted,