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- 00;00;12;01 welcome to the Wednesday, April 14th, 2021. I mean, void meeting for the time Raymond, uh, the boy will come to order. We do have a quorum. I will start with roll call. Um, and it created sure. Greg Greg foster, um, Devin, Devin Woodbridge, and Mike they're like better now. Yup. And
- 00;00;51;15 Robert O'Neil, this is a public proceeding and it wants to go away specifically votes to go into executive session. You have the right to hear everything that is being said, and to look at all the exhibits that are presented, these notify the chair. If you're unable to see or hear the board works from a public agenda, and we'll be considering tonight's items in the following order, we have two pre-application reviews, one from
- 00;01;15;18 Karen Crawford and the other from Timothy. Um, nothing I have in each instance, the burden is upon the applicant to demonstrate compliance with the provisions of the applicable ordinances. Um, I do not anticipate there'll be any votes, um, taken this evening. Um, and know, where are we planning on making any final decisions so we can skip that part. Right. So, um, first order of business, I just want to
- 00;01;43;14 start off with inserting here. We, um, I have received, and I know members of the board have been receiving, um, letters from Indian point, um, residents. And I just, as a reminder, we are not the board. You know, we are not in a, um, in a position to enforce actions. Um, so I have talked with, um, the town manager and he and Alex are going to get together and respond. I didn't think it was important that we just didn't need all these
- 00;02;14;28 letters hanging and that they did get a response, um, from the town. Um, so that responsible come from, I'm assuming from you, is that correct? Alex, Alex?
- 00;02;26;20 Um, to, to be determined, I think, um, I, I think that will probably be the, the course of action. The problem is there's so many letters floating around to different people. I mean, they they've sent stuff to you guys to the select board, to state reps. Um, I think at this point, I don't know, who's expecting a response. So if anyone's gone into something that they'd like us to respond to just forward it to me and, and we'll make sure that we get something back to them,
- 00;02;56;20 Alex, I may be the only one that really needs a response that is addresses some specific information is the one we just got from Alison, sorry. Now that's a R N a, I don't think of thing that you've seen that when I shared it with him. Okay. And Alice I've already suggested they just send the letters to me and we'll deal with them from there. Okay. Yeah, that sounds good to me.
- 00;03;23;24 Are these considered official documentation? So that, should we file them?

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- 00;03;29;18 They, uh, yes, we probably should. They should be filed. Yes. Mary's already been in contact with the, um, Mary Costigan on the lawyer legal side, um, to make sure we're all covered. Right. We'll include her in whatever actions we take. Is there anything I've forgotten Mary that we talked about? No, I think we're good. Okay. All right. Any questions on the board from that? No. If I can just clarify show the four letters I have. I
- 00;04;03;25 can just follow it to Alex or Mary, just to make sure they get responded to yeah. Fill with them too. Um, I'm Mary. Great. Just don't answer them like Nope, no answers coming from here. Okay. So first let's move to the first order of business. Um, our pre-application review from Karen, um, Crawford, it's a, um, a re-issue or actually a re review of a 2012 application. And I
- 00;04;37;03 think Alex, I'm going to skip you, Jim, I think go right to Alex. I think you've kind of worked out all the details already on this, is that correct? So what I assumed from your email
- 00;04;49;01 Sort of, um, I did run this by the town attorney a couple of months ago. Um, when I first met with her about this and no, I think Kim and I both had the same opinion and that was, it didn't make sense for her to not be able to at least bring this to you guys, um, and, uh, request the amendment based on the note from 1978. Um, so, you know, he agrees that it seems realistic that you guys can, um, certainly review this and, um, and
- 00;05;22;25 should,
- 00;05;24;09 So the last time this came to the board of the stumbling block was that it was all in the deed, the deed restrictions in Playboy doesn't have any jurisdiction of changing deed restrictions.
- 00;05;36;02 Yeah, that's correct. There was a lot of discussion about right title and interest regarding the deed and because of the language in there about not being able to subdivide, um, it was felt that she didn't have the right title or interest in the application because it was in the deed that she couldn't do it, but, uh, anyone can record anything in the deed. So like you said, uh, it really doesn't much matter what the deed says. It really depends on what the plan says. Um, since the plan was approved by the town and the plan can be amended and reapproved by the town, uh,
- 00;06;08;12 regardless of what's in that deed.
- 00;06;13;24 Okay. Can I ask, so if there's a subdivision plan that's approved and there's a covenant that restricts in this, like in this situation, is that covenant considered to be part of the plan because I'm looking back at the meeting back. I dunno when the heck it was 2000 and the contract plan at that time, uh, Hugh Cox said that although the board has a

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- 00;06;44;04 right to change the subdivision, but doesn't have the right to change the legal rights of the other owners. So in a way that made sense to me. Yeah, we can, we can change the plan so that she could do this as far as the town is concerned, but do we have a legal right to change the covenant that supposedly protects the other owners from more development? That would be my question at this point.
- 00;07;12;09 Um, not really. That's actually kind of a civil issue that would really take place down the road. And there very well could be issues with title if the slot does get split, um, and approved by you guys. And, and then it's conveyed that could come up down the road, but that is, um, basically after you guys. Um, so I think that once, if this was to get approved by the planning board, I don't think that's the end of the journey. Uh, there's probably going to be some legal work that needs to happen on the back end of it. Um, but I don't know that that should be, I
- 00;07;48;16 guess I, uh, our hurdle, um, that they need to jump over before the town reviews the amendment requests.
- 00;07;57;21 So, so I have two feelings about that sort of in opposition to, to each one. I really, what you're saying, it shouldn't be a hurdle in a sense, another part of me is kinda like, well, especially if the applicant is aware of exactly what you just said. And the other part of me says a week creating a potential conflict that could cause bodily harm. I mean, is this guy that she dealt with, they came out with a shotgun. Um, I mean, do we want as a town to be sort of promoting something that down the road
- 00;08;32;02 might lead to something bad? How are you Alex? So from the legal side, you are proposing that we should review the subdivision, make a determination as to whether or not we would approve or dot or redrawing of the
- 00;09;00;01 subdivision to include an additional lot, which would be the subdivided lot. And then once the planning board takes action on that, even though it's in violation of the deed restrictions that are currently present, then Karen would be able to go and take the revised plan through the legal
- 00;09;22;26 system to change the deed. Is that basically,
- 00;09;30;20 I'm not sure. I really don't know. I mean, that's definitely an attorney question might interject for just a second, Alex. Um, I spoke with, um, I spoke with the land attorney as well, um, because I've obviously been, I've been here for almost 30 years and this is the second time that I've attempted this and their thought was, um, maybe not, um, having me, um, have my, my personal of land amended to have me even removed from the subdivision. So if you look back through the paperwork, there's
- 00;10;04;01 actually a certified letter from the gentleman who set up the subdivision back in the seventies. And he came to the last town meeting with me, um, and tried to change the subdivision, tried to remove my land from it, tried to do whatever he

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could, um, to, to, you know, he thinking that he was, he was sort of the final go back to, um, and then after speaking with that attorney, he said, if, if depending on what the town is allowed to do or

00;10;32;02 feels like they can do, I could also just take my paperwork and just go to, to a judge. And I don't know how, how, what that entails. Um, if I take my paper the same paperwork and bring it to a judge and explain my situation and ask, can I have my, you know, my land removed from this? I mean, just how long does this subdivision last for 400 years? Forever. Never, never, never. And so these six houses will always remain six houses.

00;11;02;00 I far as I know it is up to the, it doesn't go away. Go ahead. Yeah.

00;11;04;28 Yeah. I'm just going to say that the subdivision doesn't go away, what you might be able to do is get out from underneath the covenants of the development, but that's a civil act. Private matter. All the town looks at is that you have right title or interest to the property. That's our only criteria that we have, um, for looking at land, um, does not mean that the board, as you pointed out back a few years back, that the town can't go forward with the review. It's just that, you know, if, if the

00;11;36;17 neighbor is so choose, obviously there could be civil repercussions if it's not addressed or clean, um, for the title company. So I know we don't get into advising people on, on their personal relationships with their neighbors or their,

00;11;54;02 Um,

00;11;54;18 But we, I do think that we have the right to go forward and review this. Um, but from there, um, to whatever you sell or, or deed or whatever, to somebody else, it may come up as a title question.

00;12;11;12 Hmm. Karen is the gentleman with the shotgun, still a neighbor. Um, Alex looked up for me and it looks like he, it looks like he is. I mean, this definitely was many years ago. Um, I don't know. I don't know him and I've never actually met him before that day. So he may have been expecting someone else, but he wasn't happy to see me

00;12;37;22 Maybe in your best interest to just to have, you know, um, a conversation through your attorney or something rather than put yourself in harm's way.

00;12;45;05 Right. Right. I absolutely wouldn't go back up there again, just because this becomes a slam dunk, if all your neighbors agree. Right. And they all did at that point in time, except for, except for the one. And I, and I think, I mean, that's the other piece of it is that now I don't, I mean, it's been this many years, am I going to run into, we get, go through all the whole process again, and then one other neighbor decided that they changed their minds. I mean, that's the other piece of it that I, I don't want to run into. That's why that's exactly why else offered lists sort of

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- 00;13;17;29 sit down and sort of figure out what I need to do. So even if you tell me where you steer me into one direction, I'm happy to take everything and sort of go to the court. I guess I just don't know where to, where, where I begin. W you know, who had talked to,
- 00;13;34;29 I think the person that you've been talking to is your land attorney would be the best advice that we probably could give you. At this point. You will need to have a survey drawing done for your lot, showing the split that you intend to do. Um, they have some criteria than the subdivision. It be an amended subdivision plan. Primarily we're only looking at your lot and they would be an affidavit that would be recorded saying that we only revised your lot in
- 00;14;01;12 The summer,
- 00;14;03;20 But from there, we have some standards that you'd have to uphold to meet. The interesting thing about this one, Bob, is that, you know, most of the time we see these covenants associated with a private road situation, this one is off the public streets. I don't know. I don't know what the covenants, what they were put in place for. It was 1979 and there was probably a whole different zoning criteria back then, too.
- 00;14;32;15 It just seems to me that the legal side of the issue should be cleared up before everything that we do is going to be subject to the legal side anyway. Okay. That makes sense, David, to put you through an expense of a,
- 00;14;52;08 Um, of redoing a, um, all of the data, we would normally require for a subdivision and then just to have the legal side say, well, you know, this is a no go anyway, right. That, that would just waste more of your time and your, and your money. Yeah, I appreciate that. I don't think, I mean, just speaking to the board, you guys can kind of nod yes or no, but I don't think the board would have any problems with approving that or
- 00;15;22;20 changing the subdivision, you know, depending on, you know, unless there's something egregious that we would know about. Um, but I do think we would have a problem doing it without the legal side being clear. Right. So that might be your, I think, and you guys can yell at and yell in there. I think that's your, your first step is with the land attorney. I mean, it looks like it'd be relatively straight forward to meet our requirements for the subdivision to, to, you know, get it changed. So as long as you get the
- 00;15;55;17 legal side taken care of, it's straightforward for us.
- 00;16;00;29 Yeah. I mean, I look at it like you got, you got a two pronged Pitchfork here and one Pitchfork side is the planning board. The other is the civil side and you don't proceed without both sides being clear. So you kind of need to Bob's point, you need to kind of clear up the civil side, because even if you go, you're going to spend money and expenses and then you may get stymied at the local

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- 00;16;22;28 Neighbor level.
- 00;16;24;04 Yup. Yup. Okay. All right. That, that sounds like a plan. Well, this gives me at least an idea of where to, where to start, where to go from here. Um, so rather than putting the cart before the horse, um, yeah, so we'll set something up once that's done. Um, and I've gotten should, should I just touch base with Alex? I don't know how long it's going to take and certainly building something right now, the way that the cost of materials are isn't going to happen within the next six months. Um, but just maybe head back to Alex and tell him, okay, I've got my paperwork and
- 00;16;56;01 then sort of start the process again.
- 00;16;59;13 Yeah. What I would suggest is that you reach out to Alex and Alex and I typically meet on Thursday. So at some point down the road, if you get everything together, we can possibly maybe meet in person by the time summer comes around. That would be great. We can do a zoom meeting and we can kind of walk you through the process once you get your civil side straight. Yeah.
- 00;17;20;09 Okay. Yeah, that sounds great. Thank you for not making a knock on my neighbor's door again.
- 00;17;36;21 I think the board said if I remember correctly, the last time we went three days, um, I vaguely remember going through this at that point. I think that was the main major thing with correct. We get the legal side and I think the most expeditious way at that point was to get all the members of the, you have to sign off in the agreement, right. That stopped and then everything's done. But yeah. Right. So since this Avenue isn't working, I
- 00;18;08;06 think it's just best for me to take that legal move in that way everybody's covered. And then when I come to you, we've got, um, sort of all of our ducks in a row I'm ready to move. Nope. Okay. I appreciate your help, everybody. You bet. Okay. Thank you. Thank you. Okay, Dustin, you're next up with the Tennessee Timothy Kelton episode Clinton application. All
- 00;18;39;17 right. Thanks all then everybody did it again.
- 00;18;48;21 Um, but my plan here real quick, this property is located in the village, our district, and what they're proposing is to create a access off of Claire lane. Clare lane is a town road. Um, I'm not sure of the dimensions of clear lane and that's something we can get into later on. Um, but they're proposing to put in here 12 duplexes, 24 units, um, that does
- 00;19;21;29 not trigger at this time a loop road, uh, per se for the development itself. Um, it might be a question that we might have for Clare lane because that's a subdivision within itself as well. Um, the biggest thing at this one, um, we'll have is kind of a cluster type development with the duplexes. However, they will have public

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water, which will come off webs mill road. Uh, I don't remember if it was Peter Buskey or the Goldrich that

00;19;52;25 wants to look at this property for a different type of development many years ago, but there is a gravel access that cuts up through this lot.

00;20;01;13 Come comes in through the backside. I believe their intention is to do that, to connect to the, to the water in 85 down there. Um, that'll have to be all coordinated with the water district for the appropriate easements and right away in access and everything. Um, so with that, I would expect that they would have hydrants within the subdivision, but, uh, on top of that, our ordinance does require a sprinkler. So I I'd be glad to hear what, uh, Wayne, uh, might have to say about that. Um, I do have a few

00;20;33;12 concerns, but I'll let Dustin kind of wrap up anything you want us to discuss about the development itself. I just have some concerns where it comes off of Clare lane. Um, obviously we were very early in the sketch plan process here. Um, so I think we're just, just talking this out tonight and, uh, Dustin, if you want to add anything to that go right ahead.

00;20;53;09 Um, and then if you'd like, I can share my screen or if everybody has a plan in front of you, I can, um, I can just talk through it. It's up to you.

00;21;02;23 I think we all have a plan, Dustin.

00;21;07;21 So, um, yeah, as, um, as Jim has indicated, you know, we are, we are kind of early in the planning stages. We're at that point where we have basically, you know, a dozen different parallel tracks of, of information gathering and preliminary planning, um, for a project like this. So we're, we've been working closely with the Portland water district on the ability to bring the water main up through this right of way on the adjacent property to serve the project. Um, in order for it to be an eight inch

00;21;41;07 water main with, um, public hydrants, it needs to be a public main. Um, otherwise we would need to essentially just put a meter pet down at webs mills road and, and they would be a service in from there. So we're trying to avoid that and we've come to, um, some preliminary agreements with Portland water district where they, they will permit this to be built, um, as a public water main up through that 50 foot right away, and then as well

00;22;10;21 as through our project.

00;22;12;17 Um, so that allows us to actually have public, um, hydrants, um, inside the project and also individual water services for each of the units. Um, one of the items that we're working on is even though we're not proposing to build out the road from woods mills road, um, in that 50 foot right of way, um, we do still need to engineer the road and, um, build it to a point so that this water main installation is going to be, um, install

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- 00;22;43;24 that in appropriate depth, that'll have adequate frost cover for as long as that stays a temporary road. And also doesn't have excessive depth in the future when that road eventually becomes built out as a railroad, uh, potentially to access the property that actually, you know, owns the right of way. Um, we have been in contact with, uh, the neighbors it's. It is, um, um, as Jim had indicated, uh, Peter Buskey had owned the property
- 00;23;14;10 previously, there was some preliminary planning that had been done on it years ago, even some contract zone, um, applications and things that have been done on this larger adjacent piece. Um, so we've just been reviewing some of that information just to get an understanding kind of how this road potentially could be utilized in the future. So, um, all points are, everything's kind of pointing to this, being a public water main as being the best to use the, um, there's actually already an eight inch stub that has been brought into the site in
- 00;23;45;20 this location. Um, it was actually done when the town had applied for a water service on the town owned property, much further up the Hill. It's it's the property that's adjacent to this one further up where the cell phone tower is. Um, so the town had planned on potentially developing that as a park with some ball fields at some point, and they contemplated meeting, uh, water up there. So they actually had designed a kind of a
- 00;24;15;05 preliminary plan for a water main to go all the way up this right away and up to that right property.
- 00;24;19;12 So the water district brought a native stub in this. This is in essence is the end of the water main going up web smells road. Um, we did have some concerns about water pressure just because of, uh, climbing up the elevations in this area. Uh, I think we had about 88 pounds pressure, uh, static down in that hydrant on weds mills road. And just the preliminary analysis that we got from the water district was that, um, in this kind of plateau elevation that we're looking to develop, that we would
- 00;24;50;01 have, um, what would be required for fire flows, um, in hydrants that we would place up there. So, um, we do need to continue to work with the water, our district on that, but everything so far looks promising. Um, we've, um, completed a land survey of art piece. Um, the parcel ended up being a little bit smaller than what we're showing here and it actually, um, unfortunately next down a little tighter, um, and this location than
- 00;25;20;14 what we had originally, um, contemplated just by reviewing the deeds. Um, so we're in the process of kind of retooling this plan a little bit because we're not, we don't have as wide of a connection point between these two properties as we're showing here. Um, so we're going to continue to develop that and as the discussions continue about, um, access from Claire lane, um, we're certainly not opposed to using this as the access to the property, you know, between the town and the water district, and

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- 00;25;51;03 everybody determines that that's the best rate to get in. Um, we're not opposed to having this road come in this way. Um, and, um, either not having this connection or having it be some kind of either a utility connection or, or a potential through road at some point in the future. So I'm certainly open to those discussions. Um, the applicant owns this property. So the, this back lane here with access from the right of way, they've already purchased that they're under a purchase agreement, um, for
- 00;26;22;18 this parcel that's unclear lane.
- 00;26;25;01 So, um, that one is still it's, it's within our control to be able to purchase it, but we have not closed on the purchase of that as of yet. Um, so these will all be, um, duplex construction, um, they're intended for apartments, but they may, um, some of be sold as condos potentially, uh, or at least converted at some point in the future. Um, they're intended to be, um, upper scale apartments. They're going to have attached garages. They're going to have porches, um, likely single story
- 00;26;58;28 living. So the idea is that it's more of a, like a retirement community type area with apartments and condos versus just, um, you know, straight, just, just market, um, rental apartments, um, with kind of, you know, bare finishes. So trying to make them nice. Um, we have had, um, the site looked at or, um, environmental consideration. So Albert Frick associates walk the
- 00;27;28;25 property. Um, this whole area, this upper area did not contain any wetlands or Vernal pools. They did identify this lower area on Clare lane. This area seemed pretty wet. So while this isn't a hard delineation here, this was their kind of preliminary analysis of a wet area down in, through here. Um, even with public water, um, septic is still going to be difficult on this site, just given the topography. And, um, we kind of have this limited plateau
- 00;27;58;14 area right here in the middle where we're trying to cite all the buildings. Um, and in doing that, the, um, some of these little areas around the back that we were hoping to potentially site some leach fields, they're getting pretty close to the toe of the slopes and there's this the potential for water to be coming down off those Hills and not necessarily the best place for septic.
- 00;28;21;06 Um, so right now the, the preliminary analysis is to pump the septic up on top of the Hill up here. Um, we'll continue to refine that as we, you know, adjust the layout for the project. And it's probably one of those projects where we'll kind of, you know, design the septic and the buildings kind of at the same time, but we may have to make some adjustments for house locations to accommodate, um, some smaller leach fields in and around the buildings. So this, this whole development may not be as tight as it's shown right now. We may end up kind of spreading it out
- 00;28;53;19 a little bit just to make some more room, uh, for septic. This is kind of the natural low area that we're intending to utilize for stormwater management, um, provided

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this driveway does come in off Claire. It's a, it's a pretty flat grade coming up around this corner, and then it starts to climb up this Hill up onto this plateau area. So this is, I don't think we have the shared screen, so, Oh, sorry. Yeah.

- 00;29;22;28 Um, so the, um, so basically right as you're coming in that first bend on the roadway, um, the, uh, right on the left hand side there, you'll kind of see a low spot. And, um, that is the, um, kind of the area that we're looking at for storm water management. So, and where I was talking about before with septic, it's basically in the far Eastern corner of the site, I'm getting close to the pipeline area. Um, that's the area that we're
- 00;29;53;26 looking at, potentially pumping the septic up into there. And then, um, yeah, those wetland areas I discussed are down near the call, the sack of, of Claire laying down in that, like that lower a hundred feet or so of that property where the grades kind of flattened out, um, don't anticipate any issues with CMP as far as, you know, we're going to bring, um, underground power up into the site. Um, we will need a stormwater permit with maybe PP.
- 00;30;24;10 So, um, we're in the process of working through that with them, um, just to get a pre-application meeting scheduled and a project manager assigned. So it's still kind of the early stages of that as well, but that'll be obviously a critical component of scheduling and design, uh, working through the DEP approval process. Um,
- 00;30;48;28 I think other than that, I mean, that's kind of the direction we're going now. Um, information we've gathered to date, um, certainly this being the first time the planning board seen it and not giving you a ton of information, um, like to just hear some of the input that you have and, um, anything that you'd like to see us consider as we kind of work through these design options, um, and things you may want us to incorporate into the project. Um, Jim, you had mentioned sprinkler systems, and I think, um,
- 00;31;20;05 certainly like to talk about that. My, my thought was with these being duplex buildings on public water, uh, with hydrants in the project that we would not need to do sprinklers, but if that's not the case, then, uh, we would certainly need to know that so that we can plan accordingly, but our preference would not move you to not sprinkle the building, but to instead, uh, bring in public water with hydrants throughout the site instead. Um, so with that, I'll turn it back over to the board and, uh, staff members and
- 00;31;51;00 answer what you have for questions.
- 00;31;54;18 I don't mind, I think we should just leave her here from Wayne right up front, uh, with regards to the water and fire suppression concerns. When you're on mute, Can you hear me now? We've got you. All right. Um, so, um, thank you, uh, to answer Dustin's question, if, uh, we find that the proposal for the water main, um, provides the sufficient

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- 00;32;28;07 pressure and fire flow, um, and, and it's duplex units only then they, uh, they wouldn't need to sprinkle where they would have public fire hydrants
- 00;32;40;17 In the, in the project. But the key is, you know, thousand gallon per minute fire flow at 20 PSI at those hydrants. So, um, and no one from a project in Wyndham, they had to do a pilot pump station, um, for the upper elevations. Um, so we'd want to see, um, documentation from the water district saying that they can meet, provide that fire flow for this
- 00;33;10;09 project. Um, you know, um, some of the things that, and that's the minimum fire flow, uh, what we will want to know is basically what the square footage is of the buildings that are proposed, what the square footage is going to be and the spacing between the, uh, individual, uh, duplexes, so that we can, um, do a fire flow calculation and make sure that if it, um, that a
- 00;33;43;26 thousand gallons per minute is enough, it might require more. I don't think so, but we'd have to do our calculations to make sure that that's true. I guess one other question I had is, um, the way we've got this laid out, it's basically, you know, 300 foot long leg of a hammerhead turned around. I don't know if 300 feet of road that would service, um, you know, those
- 00;34;12;07 last five buildings on that kind of spur road that comes out. Um, if you feel that 300 feet is, um, actually now is, I apologize, it's about 200 and 220 feet to the end of the road as well, back up that's I think as long right now with what I'm seeing, as long as the radius is, or that, um, the intersection, um, will allow our 40 foot truck to make that
- 00;34;45;02 turn around, back up and make that turn around. I think that would be fine. Um, the only other thought process is a second hydrant at that intersection. Oh yeah, certainly. Yeah. And then of course you talked about underground power, which was a concern of ours, um, and, uh, that the, uh, power to each of these units has the outside disconnect so that we can shut
- 00;35;12;25 down the power in case of an emergency. Those are some of the preliminary things that, that we're looking at at this point,
- 00;35;24;24 Justin, if I can chime in here real quick on the road to where you have, uh, 10 units off that second leg of road, I think per ordinance, we would require that have a hammerhead
- 00;35;38;07 Just because I think that's going to stand alone as a, as a road, uh, to a design standard and probably from a nine one one constraint. So it probably makes sense just to put a small hammer head at the end of that one. I think it just eliminates a lot of, um, a lot, a lot of questions that the board may have further down the line, because this will be kind of a standalone leg, almost a private road. Dustin, did you say
- 00;36;06;10 that there is an option of having this connect to web mills road? Is that

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- 00;36;13;24 So, um, yeah, one of the things that we're investigating right now is based on the results of the land survey, which is making it, um, not as ideal to connect into Claire lane, as we had laid out on this plan, um, we're investigating, coming up through route 85 and this, this may be instead of doing the Clare lane connection, um, rather than doing both,
- 00;36;43;27 it's, uh, it's a lot of road to build to, to come in and do both, but we can. Um, and what it is is, is where we're showing units three and four, the portion of land that connects parcel a and parcel B, um, it's only 33 feet wide, um, instead of the, you know, 120 feet or so that we're showing on this plan, which is the best information we had when we were looking at
- 00;37;11;28 the deeds and the tax maps and stuff.
- 00;37;14;28 Um, so now that we only have 33 feet, um, that's, um, kind of tight or just putting a 24 foot wide driveway through there and a 33 foot wide, um, piece of land, um, what it also does is it cuts the road basically where we have units one, two, three, and four on that, um, kind of Southeast or property line and parcel B that now becomes the road runs right along that row. Um, that property line there. Um, so it's not ideal,
- 00;37;51;19 but, um, you know, that's why we're considering, um, coming in off of route 85 and then potentially laying the project out so that it could, uh, connect in with Clare lane. You know, we can even, we can look at, you know, like pedestrian connections or, um, you know, unless the board wanted a, a fault connection through there. Um, certainly like to hear your
- 00;38;16;19 feedback on all those topics, just so that we can, as we're working through options, know what your expectations are.
- 00;38;23;25 I think that, um, Jen right as it is right now, there'll be a lot more traffic being fed into Patricia, which has then exits onto 302. Yeah. So, um, but the, I would think for the whole area, if the, um, connection to Clare lane is kept as some access, and you also have that access into WebNow road, um, if that's a possibility, you certainly not
- 00;38;54;03 only improve, you certainly improve that whole area of development. And if that works into future development, um, you know, that, that would be, I think, a huge benefit, um, to be able to have that access both ways. Jim.
- 00;39;10;24 Yeah. I agree with you, Bob. I think if we can get the access off 85, it makes more sense from a traffic perspective, because not only do we have this development potentially coming in through Patricia, you have the other project Dustin's representing, um, the Willy's coming in that would also be an impact to Patricia. So Patricia would go from, I don't know, 10 or 12, lots to all of a sudden, you know, 30 plus maybe up to 40, you know, lots of the next few years, that's quite a

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dramatic change. And I think if we do that, you know, the town, or we may want to have the

- 00;39;43;21 applicants look to see what those traffic impacts could be, um, down at three Oh two and Patricia drive, at least if they go down 85, you know, you're not very far, if you come to a controlled intersection, uh, with 85 and three Oh two. Um, the other question I had for Dustin though, Dustin is parcel B part of anything associated with Clare lane or that subdivision, do you know?
- 00;40;07;12 Um, I believe it is. I think when that Clara lane project was done as a subdivision, that was one of the lots in the subdivision. I think it actually is comprised of like three separate lots in the subdivision is all one piece.
- 00;40;24;06 Yeah. So just from a legal perspective, I think this, because I know you purchased this, but this would also be an amendment to the Clare subdivision because we're adding right away or other units onto that original subdivision. So like the one before, I don't necessarily think you need to get all of the people to sign off, but I do think it would be an amendment to that original subdivision as well. If you, if you further divide or utilize that parcel B yeah, it'd be done, obviously it's done
- 00;40;56;19 simultaneously, but I think from a legal perspective, we'd have to consider that in the application process that this one would be amended as well.
- 00;41;06;01 Yeah. My thinking was that we wouldn't be able to develop parcel B you know, we couldn't just put a bunch of duplexes on, or do something different than what was shown on that subdivision plan, unless we come back to the planning board. So yeah. That would amend those returns.
- 00;41;23;00 Yeah. Just during the process, we just need to make sure that we connect in that, understand that if we do something on process, we'll be technically, it's an amendment to the Clare lane subdivision.
- 00;41;34;08 Okay.
- 00;41;37;01 Um, I also had a couple other things if I can, Bob, if you want to just let me go and then the board can deliberate Take it, take your power right away from that. I also had questions that Dustin, about a septic, um, and wondering if it is going to be a, um, a combined system, if it will be an engineered system also, um, knowing the topography up there, I, I'm assuming that there'll be, or could be a fair amount of blasting that may have to take place, especially if we're putting
- 00;42;09;17 down this water five and a half feet, uh, below grade, you touched on storm water. Um, road conditions was one that I wanted to discuss Alex. And I kind of took a look Clare lane. I, you know, I know it's a town road, but I don't think it meets the standard for that amount of development on it at this point. So I don't know where the board would want to go with this, but, you know, obviously we'd have a sidewalk to take a closer look at the condition, but I think there may have to be some improvements from safety

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- 00;42;38;14 perspective, Don on Clare lane, um, it's kind of a dead end leg in the cul-de-sac.
- 00;42;42;21 I don't think you could even turn the van around, let alone the firetruck, uh, down there. So they may have to be some improvements. If you go that route of using clear lane, there may have to be some public improvements to that, to that, even though it is a public street, I think there's some things that need to be, uh, looked at, uh, for safety perspective on that. Um, and then obviously you touched on water and exactly that I, I know we worked on Tobago Heights many years ago and that required a booster pump. So, uh, to Wayne's point, if, if, if this is a way
- 00;43;14;22 to avoid sprinkling, then we gotta make sure that we have the adequate pressures to meet the BNR PA and FPA and all the other fire department requirements. Um, and then I guess I just had questions. It sounds like this is going to change. Anyway. I just had some concerns with the placement of some of the units. I thought one, two, three, and four were a little close to that first, uh, residential, single lot development there. Um, I guess if, if this is going to be a layout, that's going to be tied to the property lines. We're going
- 00;43;43;29 to have to see some landscaping obviously, or some way to buffer these backyards to these other people's backyards. So I think that's another concern we want to look at. And, um, I know you're looking at this as an apartment site plan complex, straight up conventional, but I didn't know if this is something that the board may want entertain is looking at it from a cluster perspective where we could retain some open space or maybe the applicant even may want to offer some open space areas just to be preserved
- 00;44;14;28 as buffers, maybe up against the gas line or something like that. Um, so I'm just throwing this out shotgun blast, um, and I'll let the board
- 00;44;24;08 When necessary, Jimmy. Sure. You done done. You got a kid Board. Do we have any questions?
- 00;44;42;12 Well, I, I, I know this is preliminary, but so this is village residential. So each billing lot would require a 40,000 square feet plus 100 feet of French. Right. So just based on net, one more, I'm looking at it, I guess I would need to clarify that that really is the case reach wide isn't to me, it didn't look like two calls for that, but yeah, in this case it would be more like a condominium where you have one owner, basically you have a condominium association. So as long as they have, uh, an access with
- 00;45;12;26 front legal frontage, either be on 35, I'm sorry, 85 or clear lane, they would meet that requirement. Um, so we don't necessarily look at the internal in a condo situation. We don't look at the internal road for road frontage. We look for the external connection, if that makes sense. And that makes sense to me if we're going to be condo, but they're thinking realm units. Right. And then maybe they would want to sell one of those sometimes. So wouldn't we want to make sure I had enough.

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- 00;45;47;08 Hmm.
- 00;45;47;28 Yeah. Again, if it's it doesn't, I don't think from the town's perspective, it makes a difference whether it's an apartment condo, um, if they've condominiumized them and they sell it, it's the same thing. The condominium association is the overall entity that holds that if it's an outside sale and there's no condo association, then it might be something a little bit different. Um, but that's all in the documentation of how they record this. Um, as it stands right now, it's an apartment complex and, uh, that's the way we're going to review it, probably more under the site plan,
- 00;46;19;14 but all the subdivision, the site plan standards apply.
- 00;46;23;22 Okay.
- 00;46;27;24 Alex, do you agree? Disagree?
- 00;46;32;00 No, I think you nailed that one. It sounds good to me. And I can just say that the road that we're proposing to build, it's not intended to be a, a frontage road or the right of way, um, to create lots. Um, as you said, it's, it's either these units would only be solved as condominium unit. So, so we're not gonna try and split lots off or anything like that.
- 00;46;56;09 And, and I do think Bob, your point of that, if they could come off 85 and at least have some kind of emergency access to Clare lane, that may be the best of all worlds, um, you can make it a pedestrian connectivity and then you could have it as a fire lane to get through there and events of emergency.
- 00;47;14;24 Yep. Anybody else? One way to get rid of it? I would say, sorry. I would think the water would want to have,
- 00;47;40;04 Well, I'm just here as the general public and I'm not sure if I can speak my property does, uh, but this, So my property, uh, but since I'm on the pole line, 11 acres, you drive, my concern is, and I'm glad to see Jim addressed. It is you have 16 properties coming in with a wily subdivision. This one adds 24 more. So that's a total of 40 more families dumping onto Patricia app. I've lived on Patricia,
- 00;48;15;16 Patricia Rab for penny is it's a tough road to get out of. And I know when the town was looking at possibly doing, um, playgrounds at the top of the tree concern was the traffic. Um, I really think, and this is not from the fight and I apologize, I'm at work tonight. Um, this is not from the fire department, but this is for me as an a butter. I really think you need
- 00;48;40;29 access off and web snails dumping 40 houses onto Patricia app is going to be dangerous. And that road is not designed for that. Um, I'd like to be invited to the sidewalk, um, and I hope the project goes well, but that's, those are my biggest concerns. Thank you.

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- 00;49;00;21 Hey, Wayne. Um, uh, I was just, that kind of goes along with this right away discussion. I would be surprised if, um, a water district, um, they'd want a road that they could access this water main to do service on if there was a break or something. So there's some improvements I would think that would need to be made anyways.
- 00;49;28;01 Yeah. What they've told us is that their, their minimum standard is nowhere near what we would need for a road it's only a 12 foot wide. Um, driveway is their standard, uh, for access over their main. Um, if we were to build a road, I mean, obviously it would be double that, you know, for what we would do. Um, but I think, I mean, based on what I hear and I've heard tonight and some kind of, kind of the direction we were leaning anyway, I think, you know, we're going to revise our proposal and just come
- 00;49;59;24 and utilize the web smells road entrance, um, rather than trying to push traffic out onto Clare lane. But I think, um, designing the road so that it at least has the ability to kind of extend towards fair lane and potentially even extending right away over to it so that we at least leave the door open for that connection. So that if at some point in the future, it makes sense to do that connection that we've laid it out correctly and
- 00;50;26;18 then all, um, infrastructure is there so that it could be done.
- 00;50;32;10 No, I think that's great. Doesn't if we can do that and have that connection, I think that'd be a real benefit for everybody. And I think the apartment complex sitting back there as a, is a great design for that part of the property and as well as anybody else, I want to make a comment questions. No, I'm good. I'm good. Alright. Dustin, do you have
- 00;51;05;17 anything else?
- 00;51;06;27 Um, as far as, um, I heard a couple of people talk about a SiteLock, is that something that we need to schedule with the board and you just coordinate that to Alex? Or when do we want to do that?
- 00;51;17;13 Yeah, I think we probably will. Why we coordinated to marry? Um,
- 00;51;21;14 Well, when I sent out, when I send out, um, a butter notices and put the ads in the papers, it will be scheduled on there. I'll be working with all of you to determine when we're going to do that. Could be at least a full week before the meeting.
- 00;51;35;13 I think doesn't mean to first probably why at least to have some of an idea as to where things are going and really changing the plan. Yeah.
- 00;51;44;09 Yup. Yup. Okay. So we'll, we'll revise the plan and put together what is a, basically a preliminary subdivision complete application when we submit that and then Mary L schedule the sidewalk. Okay. Yep. All right. Fantastic.

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- 00;51;58;08 Oh, so Mary you'll just kind of put that down a little bit ahead of time for the sidewalk.
- 00;52;03;06 Yes. I, I, I have, um, time constraints in which I need to make those postings and put the information out. So it will be well in advance and all board members also will receive the notices and the sidewalks and so forth. So,
- 00;52;16;20 Okay. I just want to make sure that there's enough of a quorum for the sidewalk before we get into
- 00;52;22;15 Okay. I'll coordinate with everybody, make sure we can get them what, what date we can get them there.
- 00;52;27;10 Okay. And Justin, I'll, I'll throw out the same, uh, olive branch that I did to the previous applicant. Um, if you have any questions or what did any stumbling blocks with design or have questions reach out to Alex and I, and you know, we can schedule a zoom meeting on a Thursday or another day and hope we can guide you through some of those, because you're going to have some other stumbling blocks. I'm sure. Given the nature of this land.
- 00;52;52;07 Yup. Okay. And, um, you know, we, we, you know, we certainly didn't submit an application for the may meeting. So, um, my anticipation is that we'd have something submitted here in the next like four weeks and that we would be looking to come back in June, um, for our preliminary review. So that's our intended schedule. So, great. Well, by the question, uh, sort of that, uh, Justin was talking about, you know, the overlays that we have for the, uh, property maps for the town are very not to say the
- 00;53;26;17 least when we have an official land survey that takes place, does that flow into the town and does the town have a process that can update our property maps?
- 00;53;41;00 That's a great question.
- 00;53;42;11 And the Houston have a map project going on and that was years ago. And then it, I think just fizzled out.
- 00;53;49;03 I was, I was involved with that in the, the money was, uh, you know, the, I was determined. We didn't apparently need to do GIS and it's a really terrible issue. I mean, I'm just looking at it, cause I'm looking at the overlay right now of that property. And, and I measured on Google earth and, you know, Dustin probably did the same thing and said, Oh yeah, you got 133 feet there or something. But in actual fact, once you start looking at the, you know, all the deeds and the documentation that goes along there, it's not. So I think we need to get back something going in this
- 00;54;21;15 because people looking at our information that we have on our website for that KMZ overlay, they get a very false indication of where the property lines are.

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- 00;54;32;05 Kevin, if I, I can add a little bit to that. I know we, we made some ordinance revisions and one of the things we put in there is we wanted some points now that are on the main state grid system, um, to that exact point so that, you know, we can take that plot or that plan later, uh, at least get the CAD file from the applicant and then easily drop that into our system. So that was one step we took whether or not that's being executed. Um, that might be something Alex knows. Um, I know, um, they were
- 00;55;02;24 working on some tax maps, but I, I don't know how we individually update those. That's probably more of a tax assessor
- 00;55;08;24 Question. Is that Kayla does Kayla doing that now? Yeah. You'd want to check with Kayla on that one. And to be honest, I don't know very much about it. It is on my list of things that I wanted to bring up at some point I know in Casco, that was the process when we got to a survey or subdivision plan or anything that was substantial, then we would send it off to the mapping company and they would update everything. And, um, so I can check with Kayla on that and see what they're doing. Um, but I agree. It's definitely something Kevin, maybe if you and I, um, try to push that
- 00;55;42;29 one in the next six months or so we might be able to get something for next year if it's a money thing, but, um, I think it's important for sure. Yeah. Good. Uh, I, I agree completely.
- 00;55;53;26 Okay. Anybody else? Any questions? Comments, Tammy. You okay. You everything. Okay. You're welcome. All right. That brings us to planet communications,
- 00;56;17;08 Not aware of anything. Um, Dustin does have an application in, um, for,
- 00;56;24;12 Um, the willies up there on Patricia app. That application came in. So that will be on the next agenda. I haven't had a chance to look at that yet. It just came in. So we do have that project that will be forthcoming, um, in may. Um, so that's the only one that I'm aware of. That's on the immediate horizon. Uh, I think there are some other things to discussions that have been going on, but we haven't seen anything move forward. Uh, we were working or talking with one of the, uh, solar farms
- 00;56;54;17 that was looking to come into Raymond. But, uh, today I haven't seen anything, uh, updated Alex. I don't, I know you and I have been kind of disconnected a little bit, so maybe you have some updates that I'm not aware of, but that's all I've got Bob, right?
- 00;57;09;16 Yeah. I don't really have anything else to add to that. I think, um, know there's a lot of, a lot of stuff going on right now, but, um, you know, short-term, I don't see too much more coming in. Okay, Greg, is that just a logging operation of 85 right

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now? Yeah, that's not mine. Okay. It's not always trust me. My work is just as good or better. All right. Anybody

00;57;42;29 else have anything for the evening? Move to Jaron? Is there a second, second, second. All those in favor? Hi, I, and goodbye.