

**Town of Otisfield
Planning Board
Public Hearing Minutes
Town Office Annex
April 17, 2018**

1. **Call to Order:** The Public Hearing was called to order at 6:09 PM by Chair – Karen Turino.
2. **Attendance:** Chair – Karen Turino, Vice Chair – Rick Jackson, Recording Secretary – David Hyer, Stan Brett, Herb Olsen & Alternate - Beth Damon. (Absent – Alternate - Otis Brown)

Code Enforcement Officer: Richard St. John & Secretary: Tanya Taft

3: Discussion on the following item:

- A. Major Subdivision – (6) lots, (4) on Otisfield Cove Road, (2) on Cobb Hill Road, Map R3, Lot 67. The George Siber residence next to the Community Hall. Presented by Stuart Davis, Davis Land Surveying: The Planning Board has an incomplete preliminary application at this time. Wetlands have been delineated, brooks have been located, the shoreline is on the map and buffer areas are designated. Deed restrictions will be implemented and need to be followed each year. Setbacks were created based on the codes.

KT opened the floor up to the public:

VICKY ROGERS: Does each lot have at least 200 feet of Road frontage? **Stuart:** Yes, only lot 4 has the minimal, the others have more. Lot 1 could be split further, but it would need to go back before the Planning Board and request approval to do so. Vicky: This is a subdivision? Can you sell off all those lots now, or do you have to wait 5 years? **Stuart:** Mr. Siber has it marketed as two (2) pieces; - he can sell it as one lot or as (6) lots.

MIKE QUINN: I'm curious about the restrictions on type of house? Size and quality, **Stuart:** No mobile homes or doublewides, modular is allowed but the exterior should be finished and graded within one year of construction. If they can fit it within the building envelope and have approval it can be done.

BOB PASCO: The road down there is fragile, has anyone thought about improving the road?

Stuart: There will be 3 new houses, no plans to upgrade the road which is a Town owned road.

RICK JACKSON: We did discuss this at the site walk, if people were to park on the road, it restricts emergency vehicles. **Stuart:** We added another note to the plan that there will be "No Parking" signs for the access right of way, except for drop off and pick up and a "No Parking" sign by the pedestrian area. They can do a carry in only of kayaks and canoes .

RICK MICKLON: Is it a 10 foot walking path? Or is it a deeded access? **Stuart:** It is a deeded access. Rick: So they can walk in with canoes or kayaks but have no boat trailer access. **Stuart:** Correct. Just a walk down area that's only 10' feet wide.

HAL FERGUSON: I was at site walk, and we discussed as a restriction that home owners can't have their friends' park in the road. **Stuart:** Yes we had that discussion, but we have no control over people parking in road.

RICK MICKLON: Parking question, I agree with Mr. Davis, they can't restrict people from parking in the road by putting signs up, but the Town can place "emergency vehicles only".

JEAN PHILLIPS: we didn't have to do an environmental impact? **Stuart:** We are not doing any major construction so it's not necessary.

MICHAELNE HAGUE: My property has the brook with the culvert that comes from Saturday pond. So it goes along my property. My concern is the Septic systems if not properly maintained. Has that been looked at, as how it will affect the water table or the lake?

Stuart: All the soils were tested for each lot and they were sustainable to maintain a septic. These systems will be designed to work with each lot. As far as the leach beds, I'm sure they will be well designed and there are restrictions that need to be followed. KT: Each lot once sold will have to apply for a building permit and have to have proper waste water designs and go through the CEO for approval. Lot 4 is involved with Shoreland Zoning and the 100' set back. It will need to meet the requirements of the Shoreland Zoning Ordinance.

HERB OLSON: As a citizen, not a PB member, doesn't think this subdivision should cost the Town any money, would Mr. Siber be willing to purchase the signs? **Stuart:** Mr. Siber is putting a lot of money in to the existing signs, but I could ask him. I have no guarantee what he'll say.

VICKY: This is quite a change for the village. It's hard for us to see this change. Rick Jackson: When we went on the walk, it was easier to picture. The walk surprised him, you really don't see it, unless you go and look at it.

ROBERT PASCO: How many signs are there going to be? **Stuart:** There will be one at each of the angle points. If things go well in the next couple weeks, we are going to set all the pins; we will place grade stakes to show where the signs will go.

MIKE MCALISTER: Why did they change the spelling of noisy brook? **Stuart:** I asked Mr. Siber what he wanted to call it, and he wanted to keep it the same, but with a more conventional spelling.

MICHAELNE HAGUE: Will the home owners be required to do a Road Association?

Stuart: No, because it is a town maintained road. Lots 5 & 6, have a designated area for the driveways. Rick: only 2 lots on Cobb Hill road will have designated driveways. **Stuart:** we'll mark them out where they need to be. Rick: As we all know driveways are administered through the Road Commissioner, only Richard Bean will establish where the driveways will go. The board should realize that without the board putting in the culvert, there is no guarantee that it will be located where it is on the plan. **Stuart:** We designated 2 areas. And we'll stake them out. KT: would that be a restriction on the lot? **Stuart:** the plan will be the guideline. The restrictions will be what are shown. It says "proposed driveway" Beth Damon: Richard Beans permit would have the final say. Rick: Yes.

PUBLIC: Based on where you have the buffer zone, there seems to be a designated area where the house can be built. **Stuart:** That is correct, they have building envelopes suggesting where each home will be built.

4. Adjournment: With no further discussion, the Public Hearing was adjourned at 6:45 PM.
KT/HO-Unanimous.

Respectfully submitted,
Tanya Taft, Secretary

Approved by: Karen Turino, Chair
Otisfield Planning Board
Approved on: July 17, 2018