

**Town of Otisfield
Planning Board
Site Walk Minutes
September 21, 2021
6:00 PM**

Location: Bell Hill Road, Tax Map R-7, lot 2

Reason for site walk: subdivision pre-approval

Application Name: Bell hill road LLC, Dennis Strout, 1095 Meadow Road, Casco, Maine 04015

Present:

Board: Scott Arn, Otis Brown, Karen Turino, Stan Brett, Pauline Flagg, Herb Olsen

Code Enforcement Officer: not present

Applicant: Dennis Strout

Other: Evan and Rick Jones of Jones Associates, Inc.

Site Walk: Met on Bell Hill road at existing access road to proposed lot #4. Walked just past depicted wetlands on access road and stopped for discussion. Discussion included:

- reasons for requested waiver for high intensity soil analysis – Jones associates contended high intensity analysis was primarily for subdivisions that included new roads with potential for flooding and that existing USGS medium intensity soil analysis existed. Estimated high intensity analysis might cost \$4-6k
- proposed lot slopes relative to proximity of all lots to stream on 30+/- acres of remaining land (college swamp brook?) – slope was less than most expected based on contours shown on plan
- location of wetlands/marsh area location on lot #4 (not immediately obvious due to heavy brush overgrowth)
- likelihood that existing access road (being retained by applicant) would become the main access road to retained 30 +/- acres or remaining land were it to be further subdivided. Applicant tried to assure group no plan to ever subdivide
- clarification that of the 4 proposed lots, #4 being retained by applicant, 1 to be immediately sold and 2 remaining to applicants children.

Respectfully submitted,
Scott Arn,



Approved by: Karen Turino, Chair
Otisfield Planning Board
Approved on: October 19, 2021.