

Town of Buxton Planning Board

Monday, September 9, 2019 at 7 p.m.

Minutes recorded by Kandice Talbot

Members in attendance: Keith Emery, Chris Baldinelli, David Field, Craig Lefebvre and Joseph Rench

Members absent: None

Others in attendance: Gail Field, Jim Logan, Longview Partners, Joseph Stanley, Line Pro Land Surveying, James Collins, Amanda Collins, , Peter Gordon, Code Enforcement Officer, Henry Huntley and Cliff Thomas

Chairman Emery called the meeting to Order at 7:00 pm with the pledge of allegiance.

1. Public Hearing: Peter Pinkham is requesting review of a proposed single family subdivision off of Lord Road. The property is 10.05 acres in size. Located in the Rural District; Tax Map 11 Lot 8F-2.

Mr. Lefebvre made a motion to open the Public Hearing for the Peter Pinkham project. Mr. Field seconded the motion. The Planning Board voted 5-0 to open the public hearing.

Jim Logan, Longview Partners, Joe Stanley, Line Pro put the plan together. Peter Pinkham bought this property last year. Peter Pinkham would like to build two homes with each having their own driveway. The existing parcel is a 10+ acre lot. Both parcels will be 5+ acre parcels as required in the Rural zone. There is a stream through one lot and the driveways will be at least 75 ft. from the stream. He went on to mention the site visit, which three Board members attended and they looked at access onto Lord Road, etc.

Chairman Emery asked about the performance standards for Article 13.

Mr. Logan said they did not prepare a written response for Article 13 but he felt he stuck very closely to the Subdivision performance standards and could read down them if they would like.

The Board discussed they require this from other applicants and there really should be a written response to Article 13 Performance Standards.

Mr. Logan then read through the Subdivision Performance Standards and how they are being met. He also stated they would submit a written response prior to asking the Planning Board to sign off on the subdivision plan.

Mr. Gordon had a comment about the odd shape of the lot and could cause disputes. If they could put permanent markers so as not to create conflicts at a later time.

Mr. Logan said this is what was sold to Mr. Pinkham.

Mr. Lefebvre made a motion to close the public hearing. Mr. Field seconded the motion and the Planning Board voted 5-0 to close the public hearing.

Chairman Emery read the following:

1. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning board proceedings, are condition of the approval. No changes from the condition of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.
2. That the applicant be in compliance with all applicable provisions of Article 13.
3. All outstanding bills paid before building permit is issued.
4. Three 4x4 permanent markers will be located in the back northwest corner of the lot.

Mr. Lefebvre made the following motion. Based on previous discussions we find the application in compliance with all applicable provisions of Article 13. Mr. Field seconded the motion. The Planning Board voted 5-0 on this motion.

Mr. Lefebvre made the following motion to approve the application with the conditions stated this evening and from previous meeting. Vice Chairman Baldinelli seconded the motion. The Planning Board voted 5-0 to approve the motion and the Pinkham Subdivision on Lord Road.

- 2.
3. CEO Report.

Mr. Gordon discussed how he received a visit from a real estate agent and wanted to know where in our ordinance it defines back lots and he showed her Section 10. Real Estate agent asked about back lots and Peter showed Section 10. We allow people to put in a private way to one lot. She suggested that we require a right of way instead of a private way. Then if there is any land behind it, it can become a public way or private way for more than one lot. . She mentioned that Scarborough had a back lot ordinance.

Mr. Lefebvre said he would go along with that.

Chair Emery said what he can see is 15 ft. wide and then go down to 12 ft. for an additional one house.

4. Approval of Minutes

Vice Chair Baldinelli made a motion to approve the August 26, 2019 minutes as written. Mr. Field seconded the motion. The Planning Board voted 5-0 to approve the motion.

5. Approval of Bills

Vice Chair Baldinelli made a motion to approve the bill from Morse Environmental Consulting, LLC in the amount of \$781.25 for wetland mapping. Mr. Lefebvre seconded the motion. The Planning Board voted 5-0 to approve the motion.

6. Communications

- Dates need to meet to have any ordinance or map changes on the ballot on November 5, 2019
- Welcome To The Flood Zone Newsletter

7. Other Business

Ms. Talbot discussed with the Planning Board that there will be a new tenant in the Dunkin Donut building. It will be an insurance company.

8. Attendees may address the Board on the evening's business:

Adjourn

Vice Chair Baldinelli made a motion to adjourn at 7:48 p.m. The motion was seconded by Mr. Field. The Planning Board voted 5-0 to approve.

Approval Date: _____

Keith Emery, Chairman

Date