

***Planning Board
Town of Brooks
P.O. Box 5
Brooks, ME 04921***



Minutes of Brooks Planning Board May 8, 2006

In attendance:

Members: Heather Quimby, Dale Thomas, Roxanna Hall, Steve Littlefield, Duke Simoneau
Selectman Ben Lufkin, Fred Eickelberg

Meeting called to order at 7:00 PM.

- 1) April minutes reviewed. Motion made and seconded to accept as written. Motion passed unanimously.
- 2) Discussion on the Terry Branch proposed subdivision. Mr. Branch still waiting on his surveyor. Heather reviewed the proposal to cut the existing 10 acre +/- tract with two existing mobile homes into three lots. The biggest consideration is whether the Board should consider granting a waiver from the two acre minimum in the ordinance because of the existing physical layout.

Heather's research stated that the Planning Board does have the authority to grant a waiver. Both Ben and Steve have looked at the lots independently in the course of their travels through town. They agreed with the diagrams provided by Branch that it is currently two mobile home lots, one acre in front, three acres in the middle and six additional and essentially undeveloped acres in the rear.

Dale and Steve brought up the need for the Planning Board to see the lot before making decisions. Roxanna Hall said there must be a reason for a waiver other than convenience for the owner.

Heather cited the ordinance that the considerations need to be

1. that the subdivision as proposed does not affect water or air quality
2. be outside the floodplain
3. consideration of the slope of the lots
4. is there water available
5. what possible erosion effects would development create?

Discussion centered on what to look for in addition to this. Consensus was to look for two wells and two septs, the placement of them, and the driveways. Roxy pointed out that the ordinance is geared to new development; some items may not apply where these buildings are existing and have been in place for a long period of time.

Heather quoted from the ordinance that the Board can grant waivers if they are in the spirit of the ordinance and are geared towards the objectives of the ordinance.

Meeting recessed for immediate inspection at Branch's site. Notes posted on Town office door to notify any late members of the public.

8:00 PM Meeting reconvened at Branch's location, minus Ben and Roxy. Four members inspecting is still a quorum,

Board met Mr. and Mrs. Branch at the site. The front trailer is 61 feet from the edge of the road. It has its own new septic and a shared well with the other home. Septic for rear home is suitable distance from well.

Branch plans a second driveway to service just the front home rather than the three lots sharing a single existing drive. Comments and concerns voiced from several Board members that the hill rising from the East may obscure some traffic. Mr. Branch advised to discuss with the Road Commissioner.

There is 66' from the front westerly corner to the inside edge of the driveway. Approximately 35' of that is wetland five or more feet below the level of the access drive.

Board completed their inspection, took no votes, and adjourned at 8:35.