

## Minutes of Planning Board 4-10-06

### Attending:

Board Members: Heather Quimby, Dale Thomas, Steve Littlefield, Paul Lawrence, Roxanna Hall, Duke Simoneau

Public: Bob & Pat Rose; Randy Hegstrom; Fred Eikenberg; Russell Read; George Callas

Meeting called to order 7PM.

Duke read minutes. Roxy Hall made motion to accept, seconded Dale Thomas, unanimously accepted.

Chair welcomed Paul Lawrence as a new member to the Planning Board.

Heather did contact the Selectmen regarding dumping of brush and building debris on the Hustus property across from the Marsh River Theater. There has been no apparent action, but the Planning Board has called it to the Selectmen's attention and they have informed the Code Enforcement officer.

Heather has checked with Terry Branch about his subdivision plan. He is still waiting for his survey to be done.

### **New Forest Institute**

Russell Read presented his preliminary plan. He has purchased two parcels on the Monroe Road, the former Pelletier/Denks woodlot surrounding the Pentecostal Church. This is the site proposed for a 14 lot subdivision by Denks and his former partner that never advanced beyond the preliminary plan stage. Read has also purchased the adjoining Kuhn home at 66 Monroe Highway with its two barns and 10 acres. Dr. Read is a forestry professor at UMaine. He plans to create a nonprofit organization, with a working name of the New Forest Institute, to develop the site as an aesthetically pleasing demonstration forest focussing on sustainable ecology and economics with a community component. Mr. Callas is working on it with him. The plan is to work it up slowly, hoping to tie it in with UMaine. Read's interests are in diverse forestry techniques. One advantage for this site is that it has what Read termed a "captive watershed" in the creek and the wetlands. He is currently having the Kuhn home rehabilitated. His plan is for a slow development, focussing on developing an educational summer program in 2007 for UMaine forestry students. His plan includes bring a colleague and his family from the Franklin College Switzerland to live in the Kuhn home and manage the operations. They are working on the paperwork for a non-profit designation.

Heather said she has researched it and Brooks has no ordinance regulating this type of plan, but appreciated their keeping the Board informed. She spoke favorably about the proposal and noted that the Planning Board would not give them a problem without suggesting a solution.

Mr. Read noted he hopes the Institute will be energy self-sufficient. He is currently working at UMaine on the Maine Biofuels Project and hopes to incorporate that into this project. The only abutter he has spoken to so far has been the church. It was suggested that he plan a public meeting when his plans solidify. Mr. Read thanked the Board and promised to return as things develop.

## **Rose Subdivision on Maple Drive**

Mr. Rose presented his preliminary subdivision plan. He brought rough sketches (attached). He has had the 43 acres +/- surveyed on the perimeter and is having pins put in to note the proposed divisions between lots. He plans to heavily restrict the deeds, including house sizes, placement and requiring that ATVs, snowmobiles and similar recreational vehicles be stored under cover (copy attached). He said his plan is to “keep this as “Maine” as possible” and does not want a “suburban subdivision”. Once his plans are approved, he said he will likely develop one lot per year. He noted he has read the subdivision requirements and intends to follow “the letter of the law”.

The site is mostly wooded now. Several lots have distant mountain views over the Littlefield farm.

Duke reminded him that the law states you must permit all the planned development at once and then build at your own pace. Roxy pointed out there is an \$80 fee per lot, excluding the existing house/lot. Mr. Rose was told he needed to file an application, pay the \$80 per lot permitting fee for the new lots and a \$25 per lot escrow fee to be used to hire professionals to review the plans if needed. If that escrow is not used, it is refunded. The Board plans to take a field inspection trip after the stakes are in.

Dale Thomas had questions about the requirement for 40 foot setbacks between the houses and the road. Mr. Rose said he was targeting people who want “a decent piece of property” and said that professionals and retirees would be his most likely customers.

Paul Lawrence asked about the road maintenance fee, because the Town does not guarantee to developers that they will accept a road once a development is complete. Mr. Rose said he will have to develop an agreement.

## **Hegstrom Shoreland Request**

Randy Hegstrom brought a discussion to the Board regarding his property on Randall Pond. He wants to replace his current home there with one slightly larger and situated further back on the lot. The current property has a 33x28 foot footprint and an “A” frame type roof. He wants to build one that is 34x28 on a slab foundation. It will be 0 feet further back from the pond (almost out of the area controlled by Shoreland Zoning) and out of the drainage swale from above. After the new building is built, he will remove the existing building, and then use plantings to mitigate the current washing that occurs.

The Board recommended he discuss the plans with the Code Enforcement Officer now that he has regular office hours to be certain his completed application will be in the best possible format.

## **Other Business**

Heather wants to get together the Town Ordinances to see what is still pertinent and if any have outlived their usefulness and can be brought to Town Meeting for repeal. At a future meeting she plans to have an agenda item to familiarize the Board with them.

Heather is attending a workshop in Orono regarding Boards of Appeals. She noted that Mid-Coast Planning is having their meeting April 19<sup>th</sup>. Several members expressed an interest and she said if they give their names to Jane in the morning she will get them signed up.

The meeting adjourned at 8:35.