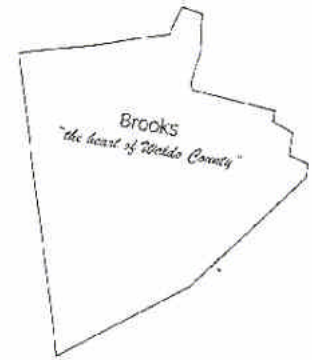


***Planning Board
Town of Brooks
P.O. Box 5
Brooks, ME 04921***



Minutes of Meeting February 12, 2007

Attending:

**Dale Thomas, Steve Littlefield, Roxanna Hall, Heather Quimby, Duke Simoneau
Tina Durand, Andy Crosby, Eric McClure**

Heather Quimby called the meeting to order at 7:00 PM.

Minutes read by Duke Simoneau. Motion made, seconded and unanimously approved to accept.

Mrs. Durand introduced herself as a candidate for the School Board Director's position at Town Meeting. The Board welcomed her, she made some statements about her views for the position and that she was pleased to be at the meeting to learn more about the Town Boards and what they do.

Eric McClure represented his employer Eric Allyn, a Rockland architectural designer who recently purchased three abutting lots (Map 3, lots 17, 18, & 19) on Randall Pond. Adding the three lots together provides a total acreage of only .89 acres +/- . According to Shoreland Zoning, placing these three nonconforming lots into a single ownership now makes them a single lot that cannot be redivided.

Mr. McClure brought in plans and specifications proposing to change the roof pitch on the main camp, adding sleeping decks upstairs. According to the calculations on the plans, which were confirmed by the Board in discussion, the existing 7,059 cubic foot volume of the building would be expanded 1,850 cubic feet to 8,909 cubic feet. This would be an expansion of 26.2%. The plans proposed adding 300 square feet to the current 1,016 square feet for a total of 1,316 square feet, a 29.52% increase.

A similar roof change is proposed for the smaller bunkhouse on one of the lots. Changing the roof pitch and adding 99 square feet of loft space would change volume from 1,950 cubic feet to 2,472 cubic feet, an addition of 522 cubic feet or 26.77%. The square footage would increase from 392 square feet to 491 square feet, a change of 99 square feet or 25.25%. The plan also calls for the addition of a half bath in the guest cabin. The applicant has already filed a plumbing permit request with Plumbing Inspector and CEO Randy Hall.

Dale pointed out the septic must be permitted and done before the building could be expanded and the ½ bath added. Mr. McClure agreed and said that is their plan.

Heather made a motion that the Board approve the application for the one time expansion of the buildings, subject to the proper approvals by the Plumbing Inspector. Roxy seconded it and it passed unanimously. Duke was instructed to send a letter to Mr. Allyn notifying him he had one year to complete the project. Any changes would have to come back to the Board.

Andy presented a preliminary subdivision plan to divide three lots off of a parcel of open land he recently purchased on Veteran's Highway, Map 7 lot 82. His plan for the roughly 80 acre lot, which accesses Route 7 in two places, is to bring a private road in on the northern end, at the top of the hill where the CMP line crosses Route 7. His plan at this time is to subdivide three lots of 2+/- acres each and build single family homes on them to sell over the next five years. His current plan for the remaining land is to build a residence for himself on that remaining parcel.

There was discussion regarding the need to receive permission from the Maine DOT regarding a road cut for the access road. Duke pointed out that any approval by the Planning Board had to be contingent on that approval.

It was questioned who would maintain the road if the Town did not vote to accept it. Andy stated that since he plans to live at the end of the road, he intends to maintain it. The Board discussed formation of a mandatory homeowner's association collecting a fee for road maintenance because at some future point if Andy sold his home and moved, there needed to be a mechanism to maintain the road.

Andy asked how long the process takes. Dale said that typically depends on how quickly the developer can get his perk tests, surveying and other factors completed. Heather explained that the next step is for Andy to have the lots surveyed and flagged out and perk tests done. Then the Board does an inspection (which can happen between Board meetings if all of the above is done). At the point when he wants to file a full application, he will have to pay \$80 per lot filing fee, and escrow \$25/lot with the Town Treasurer in case the Board needs to hire outside experts. If it is not used, that escrowed money is refundable. He was also instructed to talk to the Road Commissioner regarding the specifications to build his access road to and with the Fire Chief regarding potential need for a water supply. Andy said the Fire Department had always used the nearby pond on an abutter/family member's land, but he would check with the Chief.

Duke was instructed to note the process in a letter discussing the process to the applicant.

Motion made, seconded and approved to adjourn @ 8:10.