

Planning Board Minutes
September 23, 2014

Present: Dave Russo, Joe McIlroy, David Dermody, Heather Grant, Frank Rose Sr.

Others: Richard Nurse (lot 20 purchase), Richie Brock, Frank Rose Jr.

Mr. Russo called the meeting to order at 7 pm.

Joe McIlroy moved to accept the June 10 minutes, seconded by Dave Russo, all in favor, carried.

Joe McIlroy moved to accept the July 8 minutes, seconded by Dave Dermody, all in favor, carried.

Richie requested a meeting regarding his subdivision approved December 19, 2006 (along with the Bernecker and Rose subdivisions) and the loss of 4 sales due to negative comments from others including the zoning officer.

Mr. Russo read off the stipulations listed on the map approved in 2006.

Mr. Rose Jr. said that the water lines were in, but not turned on.

#11 stipulation in question – Each phase must have completed roadway & utilities before lots are sold and building permits are issued.

Mr. Brock wants to sell off some lots to put the road in. Road needs to be 22 ft. wide with a turn-around (Sept 19, 2006 min) and 50 ft. right of way.

Mr. Dermody asked what an official town road should be.

Mr. Russo suggested sending a letter to George Worden to meet with Richie and tell him what he needs to put in for a road to sell his lots.

Mr. McIlroy said that the stipulations should read starting with phase II – house already there is Phase 1. Without approved road definition we can't do anything.

Mr. Brock – George probably has one

Mr. Dermody – George will have to guide us. Richie said there's no fabric in the present road to the existing house.

Mr. Nurse said for his driveway 1 ½ per sq. ft.

Mr. Brock said that the permit for the present home in 2004 was issued by Jim Morgan. George Worden looked at it ehtn and told him what sluice but then it wasn't subdivided yet.

Mr. McIlroy – basically you have half of the road there

Mr. Russo – why change road previously approved

Mr. Dermody – no one will buy lots on the road without proper turn around for school bus and fire – most people won't buy without the road done

Mr. McIlroy – Richie would be liable if something happened and couldn't get emergency equipment in there.

Mr. Rose Jr. – He needs to talk to George Worden

Mr. McIlroy – don't think we can change the stipulations

Mr. Rose Jr. – left open to build to town specs on the road, not engineer specs

Mr. Brock is ok with putting a stone road in.

Consensus – Gravel driveway per town specifications through George Worden's specifications. Ask George that at the time of the subdivision the road cannot be worse than the worst road in York – it can be equal to or better.

8:25 pm – Frank Rose Sr. moved to adjourn, Dave Russo seconded, all in favor, carried.

Respectfully submitted
Donna K. Falkner, Clerk