

Duxbury DRB Meeting members attending: R Berno.W Walker, K Griffith III Z Towne

Clerk & Zoning Administrator: A Quesnel

Guests & Applicants: G Marshall, L Morse, Gunner McCain

Meeting called to order @ 7pm by chair Berno .

1st order of business: Minor subdivision of lot 1 application # 05-061 of Gerald Marshall property on Crossett Hill

Road. Mr. Marshall explained that he wanted to divide lot 1 into 2 lots-- 1A & 1B. lots to be approx 2.8 and 23 acres in size.

Chair asked board if they had any questions -- being none he closed public portion of meeting.

@nd order of business: Subdivision of L Morse property on Morse Road application # 05-049. She wishes to create 3 lots out of the existing lot. The lots will be 2.6 acres, 2.3 acres and the rest will stay with the main parcel. She will sell the 2 small lots. Gunner McCain presented the request for L Morse. Gunner said the lots were approved for septic per state regulations and showed the board the site map. He also pointed out the road that would be used which is a town road. The board wanted to know about lighting and emergency vehicle access. Gunner said that the lighting would be downcast and that the vehicles would have ample room to turn around in the driveways. Also a turn around would be on the road and would be plowed in the winter.

No other questions from board so meeting was closes @ 7:20 PM.

Randy opened discussion for #05-049 L Morse sub division. Minor discussion of emergency vehicles and down cast lighting. No other questions so the chair said he would entertain a motion. Ken Made the motion to approve the creation of 2 additional lots with the condition that the lighting be downcast and room allowed for emergency vehicles. This was 2nded by Z. Towne. All mem bers voted in favor of it.

Next was 05-061-- subdivision of lot 1 on Gerald Marshall property. No questions from board members so Wayne made the motion to approve the application. Lot 1A would be a 23 acre parcel -- lot 1B would be 2.8 acres with the trailer and garage. Ken 2nded the motion and all approved.

Next order of business was that Don Welch had withdrawn his application and would have his fee refunded less the recording fee.

Next order of business was the approval of prior meeting minutes. (was approved)

Meeting adjourned @ 7:40 PM

AL Quesnel

DRB Clerk