

Sub-division # 05-068- Fuller sub-division on Morse Road.

Board members attending: Randy Berno, Moe Lavanway, Ken Griffith III, Zeb Towne, Wayne Walker, DRB clerk & ZA Al Quesnel

Applicants & Guests: Gary & Lori Fuller Gunner McCain acting for applicants David Specht

Attorney Jeff Kilgore Acting for an adjoining Land owner

Meeting was called to order @ 7:15 PM by chair Berno. He asked all that were to give testimony to get sworn in. Mr Kilgore thanked the board for tabling the previous meeting to allow him to speak.

Randy asked Gunner to show the new site plan that he developed from information from the prior meeting. Gunner showed the new site plan that showed the actual Right of way to lot 2

and showed the site of the new 15" culvert that will be installed in the spring. Also showed where suggested culverts would go when construction of new homes started.

Mr Kilgore had been in touch with Mr McCain about the well shield for his client Peter O'Brien and said that the new site plan had corrected the problem.

Moe said that he and select board member Todd Liberty had visited the site and checked out the drainage for the area. They felt that some work needed to be done for the town portion of the development but the rest was out of the hands of the town.

The board also suggested that no clear cutting of trees be permitted on the parcel.

David Specht said he had contacted the Agency of natural resources about the Water runoff problem and they might get involved in the project.

No other questions from the board so the public portion was closed @ 7:55 PM.

The board discussed the conditions that should be considered for the project.

Randy said he would entertain a motion.

Ken made the motion to approve the application -- Moe 2nd ed the motion with the conditions to be on the resolution that follows:

The Fullers have a 10.73 acre parcel on Morse Road. They addressed adjoining landowners concerns over water problems.

1st condition: 25 foot woodland buffer to property line with thinning allowed

2nd. Any lighting will be cutoff down cast.

3rd There will be one shared driveway and curb cut for lots 3 & 4 with clearcut allowed.

4th There are many culverts not shown that will be installed at the time of construction, including a 15" culvert as agreed to with Mr. Specht.

5th No Additional sub-division will be allowed on the 4 lots.

6th There will be an area 624 by 624 foot with no clear cutting along boundary of lot 2.

7th Septic systems will meet state approval.

No other business to come before the board so the meeting was adjourned @ 8:35 PM.

Al Quesnel DRB Clerk