

Duxbury DRB meeting March 18, 2008

Members attending: Chair Randy Berno, Eric Ladensack, Wayne Walker, Ken Griffith III  
Zeb Towne

Clerk & ZA: Al Quesnel

Guests: see attached sign in sheet

Meeting called to order @7:01 pm by Chair Berno.

He proceeded to open the deliberation of the 5 lot Sub-division for Forecastle Timber co. He asked the board what they thought about the project and to discuss their ideas. He also wanted their opinion on whether they should wait for the new engineered site plan. (Gunner will draft a new plan showing the road improvements.) He said that the 9 factors for conditional use would be used for approving or rejecting the project. (They are)

- 1) The capacity of existing or planned community facilities.
- 2) The character of the area affected.
- 3) Traffic on the roads and highways in the vicinity.
- 4) The regulations in effect and its purposes
- 5) The Town Plan
- 6) Utilization of renewable energy sources
- 7) The zoning districts and standards
- 8) The impact on neighboring area; and
- 9) The capacity of the land to support the use

Ken said he went through a similar project on Turner Hill when that area was developed and it was difficult but that he and the other residents got used to it. The impact wasn't as bad as originally thought. He went on to say that the families on the Downsville Road send their children to local schools and if there are more children the schools have the capacity for them.

The Town plan strongly discourages development in this area but does not restrict it. The requirement for the area is 25 acres per parcel (and single family house)

Also the road will be upgraded to make better traffic flow. The water runoff will be better with the road improvements and an additional culvert or 2. Also all the lines going into area will be underground. Per requirement @1500 'elevation.

Eric said he agreed with Ken, that the project met the regulations for the area and the 9 factors. Wayne said that a PUD would be the best route to go and give the developer a bonus house if it were followed. Also common land could be used by all and in 50 years timber from the land could be harvested. But the present Regulations don't allow a PUD and a variance can't be used for this.

Randy said he liked the idea of a PUD but the zoning regulations don't allow it in this area. The Planning Commission will have to draft some to cover this concern in the future and the rest of the areas.

A straw vote was held and Wayne said without the PUD he would vote no. He said it wasn't a great development and not a good idea for Duxbury.

Zeb said he didn't think the development would hurt the wildlife in the area but would help it by opening up some area for food.

He said he wanted to see a 70' buffer zone from Dowsville Road to have the project blend in with the rest of the area and wanted to have as many trees saved as possible around future houses.

Randy asked if there were more discussion from the board being none he closed the deliberations.

He said he would entertain a motion:

Ken made the motion to approve application 08-001 Forecastle Timber Co.LLC- 5 lot sub-division on Dowsville Road. Lot 1 will be 2085 acres, lot 2 will be 28 acres, lot 3 will be 28 acres, lot 4 will be 29 acres, and lot 5 will be 29 acres.

This is with the following conditions:

The road will be widened to 18 foot with ditches (above Kings Driveway) per new engineering plan from Gunner McCain and meets the approval of the Select board.

The project will be phased in with 1 house per year for 4 years. Also lot 4 will have a 50' radius for emergency vehicle turn around. Any house will have full cutoff down cast lighting for outside lights.

There will be a regulated 70' buffer zone from the c/l of Dowsville Road.

The Board also SUGGESTED a dry hydrant utilizing Dowsville Brook.

This was 2nded by Zeb.

Randy, Ken, Zeb, &Eric voted in favor of the motion. Wayne voted no.

The Board also felt that this addressed the main concerns of adjoining landowner that were present at the public meetings.

Next order of business: Ken took over the chair He asked for explanation of project.

This is a simple boundary line adjustment (sub-division) application # 08-006 Townsend & Jodie Anderson.

Helen Bridgewater showed where the boundary line would be if approved this is on Map#T 1206-19.

No questions so acting chair Ken said he would entertain a motion:

Zeb made the motion to approve the simple sub-division.

Eric 2nded the motion. All members voted in favor of the motion.

Next order of business :( Randy took the Chair back) Harwood had some lighting they said would be used on the new sign they are to build and place by RT100 this met the Board criteria.

Randy made motion to approve, Zeb 2nded all voted in favor of motion.

Minutes of prior meeting were read and signed off by all.

The board than had a discussion on some improvements they want.

On DRB form letter for ad joiners:

1. On bottom state the application can be seen at the town clerks office

This will save phone calls to Board members.

2. Copy of resolution for each member. (5 copies total)

No other discussion to come before board.

Ken made motion to adjourn meeting. Eric 2nded the motion and all approved.

Meeting adjourned @ 9:30 pm

Al Quesnel Clerk & ZA