MINUTES
AUBURN PLANNING BOARD MEETING
September 13, 1988

ROLL CALL: Present: Chairman Robert Hayes, Vice Chairman Deborah Keefe, Paul Choate, Fred Davis, John O'Donnell, Greg Desjardin, Community Development and Planning Director Roland Miller, Senior Planner James McPhee and Administrative Assistant Sharon Voelker

MINUTES

Minutes of April 12, 1988 Planning Board Meeting

A Motion was made by Paul Choate, seconded by Fred Davis and voted 6 - 0 to approve the minutes of the April 12, 1988 Planning Board meeting.

Minutes of July 12, 1988 Planning Board Meeting

A Motion was made by Fred Davis, seconded by Paul Choate and voted 6 - 0 to approve the minutes of the July 12, 1988 Planning Board meeting.

Minutes of August 9, 1988 Planning Board Meeting

A Motion was made by Paul Choate, seconded by Fred Davis and voted 6 - 0 to approve the minutes of the Aubust 9, 1988 Planning Board meeting.

Chairman Hayes read a letter from Aliberti, LaRochelle and Hodson written on behalf of the owner of Country Crossing Subdivision asking the board to table the proposal (letter made a part of these minutes).

A Motion was made by Paul Choate, seconded by Fred Davis and voted 6 - 0 to table action on the Preliminary Subdivision Plan and Mobile Home Park Country Crossing.

Attorney Bryan Dench representing the Stevens Mills Civic Association asked for a copy of the letter requesting the tabling action. He stated that he and members of the Association wanted to attend worksessions that would be scheduled to review the Mobile Home Park Ordinance and want to be informed as to the time and place of these meetings.

PUBLIC HEARINGS

Final Plan of Ridgewood Subdivision, Beech Hill Road

Chairman ~~Choate~~ Hayes opened the Public Hearing and asked for the staff report.

Jim McPhee went through the staff report (made a part of these minutes) and showed a plan of the area.

Joe Norton of Carroll Taylor & Associates showed a colored sketch of the proposed development outlining the roadway system. This development needs DEP site location review and is being submitted for this reviewed continued Mr. Norton.

Robert Hayes asked Mr. Norton to trace the drainage flow on the drainage plan.

Mr. Norton traced the drainage flow explaining that Fairway Drive would be the first point where water is intercepted by ditches. It flows across to the next new street to ditches. There is a 24 inch culvert that was put in by the railroad explained Mr. Norton. There is a natural detention pond in the upper area before it reaches the river. Erosion control measures will be used in the ditches during construction. Mr. Norton also noted that the detention area will also act as a sedimentation basin.

Mr. Hayes expressed concern for the maintenance of the ditches.

Mr. McPhee stated that there could be something placed in the deeds regarding the maintenance of these ditches.

The signature of the land surveyor and monumentation of lot corners are two items that should be taken care of pointed out Mr. Choate.

We will take care of this answered Mr. Norton.

The land in the area of the 24 inch culvert should not be developed noted Mr. Choate. It should be dedicated to this subdivision.

The easement could be expanded to take in this area stated Mr. Norton.

We will be embarking on a plan that we will not issue a building permit until monuments have been set stated Mr. McPhee.

In answer to a question raised by Mr. Choate, Mr. McPhee noted that the water system will be turned over to the Water District and that the water easement for Brandy Wine Circle will be to the Water District.

At the request of Mr. Choate, Mr. Norton explained what the developer will be extending for water service. We have made all of the changes that the Water District has requested he continued.

A broader easement to Powderhorn Drive was discussed relative to possible future access to Washington Street.

There is a fairly steep grade pointed out Mr. Norton.

It was Mr. Hayes feeling that if the easement was broad enough, that perhaps in the future if graded down access to Washington Street might be gained.

The MDOT would not even listen to us regarding access to Washington Street noted Mr. Norton.

I don't know how desirable it would be to have residential traffic exit onto Washington Street stated Mr. McPhee, especially with Chasse Street accross the road.

My concern is with one access for 48 new lots stated Mr. Hayes. I could see this as being a limited entrance for fire apparatus

Fred Davis felt that access to Washington Street would be a good idea.

We have no problem with widening the water easement for possible future access stated Mr. Norton.

Mr. McPhee stated that the purpose of the 60 foot easement should be noted on the plan.

Mr. Davis asked if there had been any comments from the Recreation Department.

There were no comments stated Mr. McPhee. The plans are being reviewed by the DEP. There will request a conservation easement.

One hundred feet of undisturbed land along the river will be given as a conservation easement noted Mr. Norton.

Mr. White has offered to place money in escrow to develop a parks and recreational facility in this area stated Mr. Miller. The owner wants to retain the conservation easement. Mr. Miller explained the area to be used for condominiums in the future. The PUD concept needs land for this he explained. We hope to provide a conservation easement corridor along the river. He explained how a citizen would be able to get to this easement.

Does the developer own the railroad bed questioned Mr. Choate.

Yes, replied Mr. Norton.

Is Fairway Drive built to the same standards as what is proposed on plan questioned Mr. Hayes.

It is built to the same width answered Mr. McPhee, but it is superior to that of the existing Fairway Drive.

The development of an impact fee ordinance was discussed. Fees in lieu of land dedication will be one of the first things to be addressed by this Ordinance Mr. Miller explained in answer to a questioned raised by Greg Desjardin.

Bill Kimbrough, 363 Beech Hill Road expressed concern for additional traffic. He asked if any thought had been given to widening the road.

Within the Public Works Department work program, there is no proposal to widen the road stated Mr. Miller. Beech Hill Road is not eligible for Federal or State participation he continued.

Additional traffic will make a bad situation worse stated Mr. Kimbrough.

The traffic study did not feel that it would lower the level of service stated Mr. McPhee.

Mr. Kimbrough was also concerned with how much fill would be used and if it would block views.

I cannot build within 400 feet of the edge of Beech Hill Road noted developer Sam White.

Mr. Kimbrough asked if he would be required to hook up to City water.

Not with my agreement with the Water District stated Mr. White.

Another citizen asked what the height restriction would be.

Thirty-five feet answered Mr. McPhee.

At the request of Mr. Miller, Mr. White explained what the conservation easement along the river would be like. He also explained what his plans are for the addition of condominiums in the future and the need for land area. There will be walkways down to the river stated Mr. White. I cannot build down in there. My offer is to provide the conservation easement.

A Motion was made by Paul Choate, seconded by Fred Davis and voted 6 - 0 to close the Public Hearing.

Jim McPhee suggested several other conditions which he read to the Board.

A Motion was made by Paul Choate to approve the Final Plan of Ridgewood Subdivision with staff's findings and conditions plus the following additional conditions:

C. Expand drainage easement to include detention basin, stone culvert and pipe to the Little Androscoggin River.

D. Expand water easement to include a 60 foot right-of-way for potential future road access to Washington Street southboudn.

E. Remove notations Lot A, B and C where found on plans.

F. A conservation easement from Little Androscoggin River to the northeast toe of the railroad bed be provided to the City including a pedestrian easement along 25 foot drainage easement off Little Androscoggin Drive.

G. The developer pay the costs of all initial road identification signs and roadway directional signs.

The motion was seconded by Fred Davis. The motion carried 6 - 0.