

MINUTES  
TOWN OF TOPSHAM  
PLANNING BOARD MEETING  
DECEMBER 2, 2008, 7:00 P.M.

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MEMBERS PRESENT: Don Spann, Chairman  
Ron Bisson  
Tim Dunham  
Stephen Mathieu  
Don Russell  
Nora Wilson

MEMBERS ABSENT: All present.

STAFF PRESENT: Richard Roedner, Planning Director; Rod Melanson, Natural Resource Planner/Assistant Town Planner

A meeting of the Topsham, Maine Planning Board was held on December 2, 2008 at the Municipal Building at 100 Main Street, Topsham, Maine. Chairman Spann called the meeting to order at 7:00.

It was noted that there are no submissions for the December 16, 2008 meeting. Chairman Spann asked the Board if they wished to meet in a Workshop Session on that date. It was decided if the Board made significant progress in the workshop this evening (12-2-08) that it wouldn't be necessary to meet on the 16<sup>th</sup>. However, if work remains to be done, the Board will meet in a Workshop Session. (To be decided at the end of tonight's workshop.)

1. **ROLL CALL**

The recording secretary conducted the roll call and noted that all were present.

2. **MINUTES FROM THE NOVEMBER 18, 2008 MEETING**

Motion was made by Chairman Don Spann seconded by Vice Chairman, Don Russell and it was

VOTED

To accept the minutes of the November 18, 2008 meeting as amended.

(Change: Pg. 5, under "Letter of Resignation", change wording to read: Chairman Spann informed the Board that he had received a Letter of Resignation from Board Member Paul Bennett. The letter will be turned over to the Board of Selectmen for acceptance. Chairman Spann thanked Mr. Bennett for his contribution to the Board.")

3. **PUBLIC HEARING**

**STACY AND SCOTT FRIZZLE HAS SUBMITTED A PROPOSED 4-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 173 RIVER ROAD (ENTRANCE WILL BE OFF OF EMILY STREET), TAX MAP R01, LOT 017.**

Curt Neufeld represented Stacy and Scott Frizzle at the meeting. Stacy Frizzle was present.

Mr. Neufeld reviewed adjustments that had been made to the 4-lot subdivision in response to concerns expressed by the Board at previous meetings. The project consists of a 4-lot subdivision with one lot fronting off River Road. Three lots at the end of Emily Street will be accessed by a 775-foot extension of Emily Street; two lots on the northern side and one on the southern side. The lots will be serviced by private wells and septic systems. There will be an extension of overhead utilities from the lots on Emily Street.

The project was submitted for sketch plan in the summer of 2008 and peer review comments received at that time. Mr. Neufeld said peer review and staff comments have now been addressed. Primary comments revolved around drainage. Following discussion, the Board was in agreement that the drainage issues were not serious enough to warrant a hydrologic analysis. It was noted that Tom Saucier of SYTDesign Consultants was satisfied with the design as presented. Also, Public Works Director, Rob Pontau does not have problems with the design at the end of Emily Street. However, concern was expressed with the culvert at the intersection of River Road and Emily Street at capacity. Site drains were added to River Road which will flow into the pond. There will be no impact on existing River Road.

Mr. Neufeld said the Shoreland Zoning Map has been revised as necessary since the start of the project and there will be a 75-foot buffer outside the building envelope. Drainage from the northerly side does not cross the railroad tracks. Mr. Neufeld said that sprinklering of the homes was brought up during the sketch plan review and will be incorporated into the general notes on the plans if requested by the Board as a condition. During discussion, Mr. Neufeld said the applicant had agreed to include sprinklering on the homes and the appropriate note will be included on the plans.

Don Russell asked Mr. Neufeld to address the driveway coming off the turnaround. Mr. Neufeld said driveway locations to the lots will be shown on the final plans.

With all comments having been addressed, the Hearing was opened up to the members of the public. There were no comments from members of the public, nor anyone to speak in opposition. The Public Hearing was declared closed.

Following deliberations by the Board, motion was made by Mr. Russell, seconded by Mr. Spann, and it was unanimously

VOTED

To accept the Preliminary Plan for a 4-Lot Single Family Residential Subdivision at 173 River Road, Tax Map R01, Lot 017.

Mr. Melanson inquired if there was time to submit the plan for final approval at the January 6, 2008 meeting. Town Planner Roedner responded that the language would be "That the Board may hold a hearing on preliminary and/or final". That was if the Board was not comfortable to hear as final, we could do this on the 16<sup>th</sup>. If the Board wants to hold a hearing on final we would not advertise until all final submissions are in.

### **OLD BUSINESS**

There was no old business to address.

### **NEW BUSINESS**

Under New Business the question of changes to the Sign Ordinance was posed. Mr. Roedner said we will hold a Public Hearing on draft language on January 6, 2008 and then the amendments will go through the Town Meeting process.

### **ADJOURN**

With no further business to address the meeting was adjourned to a workshop.

### **WORKSHOP**

Dead Ends

(Following the workshop, the majority of Board members agreed it would be necessary to hold a workshop meeting on Tuesday, December 16, 2008 at 7:00 p.m.)

Respectfully submitted,



Pat Williams, Recording Secretary