

MINUTES
TOWN OF TOPSHAM
PLANNING BOARD MEETING
MARCH 4, 2014, 7:00 P.M.

MEMBERS PRESENT: Donald Spann
Ronald Bisson
Jay Prindall
Joshua Spooner
Bruce Van Note

MEMBERS ABSENT: Scott Libby

STAFF PRESENT: Assistant Planning Director Rod Melanson

A meeting of the Topsham, Maine Planning Board was held on Tuesday, March 4, 2014 at the Municipal Building at 100 Main Street, Topsham, Maine.

1. **CALL TO ORDER AND ROLL CALL**

Chairman Spann called the meeting to order at 7:00 p.m. The recording secretary conducted the roll call and noted that all members were present, except for Mr. Libby, who had been excused.

2. **APPROVAL OF THE MINUTES OF THE FEBRUARY 4, 2014 MEETING**

Mr. Spann suggested two (2) minor corrections on the February 4, 2014 meeting with a correction under Members Present removing Ronald Bisson and under Staff Present adding Assistant Planner Rod Melanson.

Motion was made by Mr. Prindall, seconded by Mr. Spooner, to approve the minutes of the February 4, 2014 meeting as corrected.

Vote was called, with Mr. Bisson abstaining, and it was

VOTED

To approve the minutes of the February 4, 2014 meeting as corrected.

3. **PUBLIC HEARING-Crooker and Sons has submitted an application for Annual Blasting Permit for the Pejepscot Quarry Project on Quarry Road, Tax Map R02, Lots 6&7**

Mr. Spann commented that this is an annual permit for Crooker and Sons, well documented past year events, including a letter from Crooker and Sons and Planner Rich Roedner.

Because of a possible conflict of interest, Mr. Bisson recused himself from this item.

Having no questions from the Board, Chairman Spann opened the Public Hearing at 7:05 p.m.

Mr. John Houston of the River Road made one comment in reference to the original plan being for a 10 year period and asked when they began blasting. Mr. Morgan, Operations Manager for Harry C. Crooker & Sons, Inc., responded they began blasting in the mid 80's and he was involved in 1990's. The original plans were to extract at a greater volume but the economy decreased the need. Mr. Houston commented that it's not bothering him right now.

Having no other questions or comments, Chairman Spann closed the Public Hearing at 7:10 p.m.

Mr. Spooner asked if there was a term for blasting. Assistant Planner Rod Melanson responded that we have an annual permit.

Motion was made by Mr. Van Note, seconded by Mr. Prindall, it was unanimously (of those present)

VOTED

Pursuant to Chapter 85 of the Town of Topsham Ordinance and having made all the findings required by subsection 5 to grant the annual blasting permit to Harry Crooker and Sons for Map R2 Lots 6 & 7.

SKETCH SUBDIVISION-Whitney Builders has submitted proposed 4-lots Subdivision at 348 Middlesex Road, Tax Map R09, Lot 003A

Tom Saucier, from Site Design Associates represented the client Whitney Builder for a proposed subdivision between the end of Whitney Way and Middlesex Road. The parcel possesses limited slope areas, and areas of forested wetlands with no vernal pools or streams.

2-lots would require a short public extension of Whitney Way and the other 2-lots would have direct access to Middlesex Road. The property is 8.8 acres in size in the Rural Residential R-3 zone, with a minimum lot size of 1.5 acres.

Chairman Spann commented that in the letter they were requesting 1 meeting instead of 2, if possible. Mr. Saucier said they did request that and the reason is the ordinance outlines a major subdivision has a preliminary and final plan and a minor subdivision can go right to a final plan. The reason they cannot go directly to final plan is because they have a 180' section of public road that procedurally in the ordinance, unless the Board waives that requirement, they would have to go to a preliminary and final plan.

Chairman Spann asked about the Dead End Road waiver. Mr. Saucier said there are 4 provisions for the Board to allow Dead End Roads; they meet 3 as outlined in his letter. He believes the ordinance states you need to meet 1 not all.

Board members were in a consensus for 1 meeting. Chairman Spann asked about the

Open Space set-aside as mentioned in Rich's memo. Mr. Saucier hopes to go to a fee calculation. Mr. Melanson commented that the section of the ordinance has set aside criteria they wouldn't meet so would go to a fee in lieu of.

ADJOURN

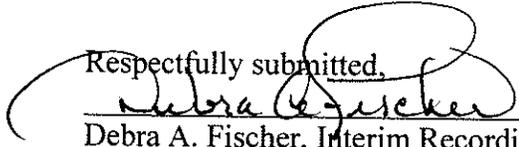
Motion was made by Mr. Van Note, seconded by Mr. Bisson, and it was unanimously

VOTED

To adjourn the regular meeting at 7:30 p.m. and to move into a workshop to discuss:

1. Open Space

Respectfully submitted,


Debra A. Fischer, Interim Recording Secretary