

RICHMOND PLANNING BOARD
TUESDAY, MAY 22, 2007
6:00 P.M.
MINUTES

- 1.0 Call to Order- Chairman Michael Lane called the meeting to order at 6:09 p.m. Members present were Tom Nugent, Linda Kristan, Ed Mackenzie and secretary Laurisa Loon, others present Mike Morin, Mike Lorbeski, and William Moulton.

Michael Lane designates Ed Mackenzie as a voting member.

Agenda amended to move onto new business 3.1 William Moulton

William Moulton discusses his proposed application to construct sheds and other wood items in front of his home. The planning board feels this does not fall under the "Home Occupation" category and would be considered a Commercial Use. The board suggests that William Moulton withdraw his application at the current time, attempt a casual sale, if sales increase and a shed or other wooden structure remains for sale on his property for a constant period of time, then his planning board application would be brought back before the board for development review and all fees previously paid would be turned over to the new application.

William Moulton asks that his application be withdrawn at this time and to be later addressed at a future meeting with fees turned over, if attempt at casual sale goes well and turns into what appears to be a commercial business.

- 2.0 Unfinished Business

- 2.1 Mike Morin-Mike Lorbeski Subdivision "Lincoln Street"

Mike Morin gives narrative on a six lot subdivision in the Agricultural District, states that the lots would use existing utilities, no interior roads are intended, each lot will have a private driveway. There is no water that flows through any vernal pools. Two tests pits have been completed per site, the smallest at 2.28± and the largest at 2.95± (151-751) Title 30-A.

The board at this time would also like to add to the Ordinance (Workshop Agenda) to look into underground utilities.

The board moves into Development Review:

- B.1. a. Provided
b. Provided
c. Provided
d. Provided

- e. Provided
- f. Provided
- g. Provided
- h. Provided
- i. Provided
- j. Provided

- B.2. a. On Plan
- b. On Plan
- c. On Plan

If the proposed subdivision is in compliance, buffer not mandatory.

Article 4, page 24. No new private wells will be placed within 100 feet of a field or pasture in agricultural use. Therefore, wells for lots 6, 3, 2, and 1, shall not be placed within 100 feet of the westerly line.

- d. On Plan
- e. On Plan
- f. On Plan
- g. On Plan
- h. On Plan
- i. On Plan
- j. N/A
- k. No easements
- l. On Plan
- m. Will need to ask for comments from the Fire Chief, Police, Superintendent, etc.

- B.3. a. Provided
- b. Provided
- c. Provided
- d. N/A
- e. N/A
- f. Provided
- g. N/A
- h. N/A
- i. N/A

4. Provided

5-7. N/A

- 8. a. Provided
- b. N/A
- c. N/A
- d. Service Drops

- e. N/A
- f. Waived
- g. N/A
- h. N/A
- i. Wells for lots 6, 3, 2, and 1, shall not be placed within 100 feet of the westerly line.
- j. Single family deed restrictions
- k. N/A
- l.
- m. Application sufficient

Additional Comments (To be Shown on Plan):

1. Lots 1, 2, 3, & 6 any wetlands shown on the westerly portion are not be disturbed and shall be left in their vegetative state.
2. The building envelope will need to be changed for lot 4.

Public Hearing scheduled for June 26, 2007 at 6:00 p.m.

3.0 New Business

3.1 William Moulton-Agenda amended (previously discussed)

3.2 Discussion-Draft Road Construction Ordinance

The board will continue to look into and research what other towns have done and readdress at a future meeting.

4.0 Correspondence- Scott McIntire application handout

Schedule for June 12, 2007 between 7:00 and 8:00 p.m.

5.0 Approve Minutes of 5-08-07, Linda Kristan made a motion to approve the minutes of 5-08-07, Tom Nugent seconded, motion passed (4-0).

6.0 Adjourn- Linda Kristan made a motion to adjourn at 8:46 p.m., Ed Mackenzie seconded motion passed (4-0).

Respectfully Submitted by: _____
Laurisa Loon, Secretary