

**Newfield Planning Board Minutes
Wednesday May 6 at 7:00 PM by Zoom**

Attendance: Gloria Dyer, Anthony Garrity, Skip Tonge, Sherry Batchelder, Ben Buzzell (voting Alternate) and Linda Bisson, Alternate

Absent: Jeff Valley

Guest: Eric Sanderson, SMPDC, Dana Libby, Davis Bartlett and Mr. O'Neil and audience members via remote access.

Quorum present: yes

Topic	Discussion	Decision
<u>Call to order</u>	8:18 PM	
<u>Pledge Minutes</u> March 2020	The pledge was previously recited at the beginning of the Public Hearing The minutes were provided earlier in the week by email.	Sherry made a motion to accept the minutes as read. It was seconded by Anthony Garrity. All in favor were Gloria, Sherry, Anthony, Skip and Ben as an alternate. Motion Passed 5-0-0 Gloria informed all that the Alternates to vote should be alternated. Linda will be next to vote .
<u>Public Comment</u>	Eric Sanderson facilitated the Zoom Meeting	
<u>New Business</u>	Scheduling the next meetings were discussed. The use of Zoom versus in person meetings was debated. Skip felt we could use Zoom for June and hopefully meet in person for July. Linda listed the people who were waiting to get on the June agenda. She suggested doing the Shoreland permit request and the Marina clarification then work on the ordinances etc. Ben suggested taking 1 new item.	All were satisfied using Zoom meetings in the absence of being able to meet in person. A motion was made by Ben as long as we continue to use Zoom to accept only one new business item per meeting. Seconded by Skip. Roll call Gloria, Skip, Anthony, Sherry and Ben to accept.
<u>Old Business</u> Joanne's Hill Subdivision on Libby Rd. Map 29 Lot 3	The review of the preliminary plan was started. Skip brought up the need for a professional water shed be done. He was concerned for the people downhill. 7.2.B17 waiver is being requested. Davis of Corner Post stated the water will run downhill to the back of the lots to the wetland from Lot 13. Waivers for 10.5.D surface drainage and 7.2.B18 are	

	<p>requested. Lot 13 has two different watersheds. Gloria asked what could be done to provide evidence the water will not affect the people downhill. Davis stated there should not be additional water flowing down the road. Culverts could be placed under driveways. Homes would be downgrade from the road and the water would follow the natural course. All houses would have positive drains. Davis said Lot 13 could have a 25foot buffer to mitigate the downhill water flow. Anthony stated water is going to flow downhill.</p> <p>The lot ratio as our Land Use Book refers to the depth to width ratio was discussed. Lots 2 thru 13 do not meet this requirement. A strip of land behind all the lots could be proposed. Flag lots were brought up as a question.</p> <p>Gloria cited a letter from the Town's Attorney that stated as our land Use book refers to the lot depth to width ratio the plan ratio would have to be approved by the appeals board. The applicant was advised they could go to the Board of Appeals, have the Planning Board table the item until they decided or keep moving forward and redesign the lots. Three options appeals, reconfigure or table. They chose to redesign. Corner Post stated they would reconfigure the lots but not the number.</p> <p>Phasing was discussed. Lots 1, 2, 3, 4. Would be developed and lots 5, 6, 7, 9, 10,11 would have to wait for sight restrictions when the speed limit is set by the state.</p> <p>The traffic impact with 13 driveways was brought up.</p> <p>A question was made to continue the meeting 15 minutes at 9:30 pm.</p> <p>Eric listed the documents the applicant would need to bring to the next meeting: Reconfiguration of the lots, language on the 3 waivers concerning erosion control and driveways.</p>	<p>Letters are needed by the Fire Chief, Road Commissioner and School Supt.</p> <p>A motion was made to continue the meeting to 9:45a. All were In favor Gloria, Skip, Ben, Anthony, Sherry. 5-0-0.</p>
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	<p>Phasing of the lots were discussed further.</p> <p>Balch Lake and Rock Haven Lake have dry hydrants that are 2.7 and 2.6 miles away.</p> <p>Road setbacks are 50 feet for buildings. On the map driveways can not be changed but the house location can me changed. Buffers were brought up by Gloria. There is no ordinance that addresses the subject but the plan shows keeping the buffers intact.</p>	<p>Findings of fact will be discussed at the May 20th Zoom meeting to be held at 7:00PM.</p> <p>A motion to adjourn at 9:51 pm was made by Skip and seconded by Sherry. The motion was accepted unanimously. 5-0-0.</p>
<u>Other Items</u>		
Meeting adjourned		

Next meeting: Weds. June 3, 2020 at 7pm
 Minutes taken and typed by Linda Bisson, Secretary