

**Town of Lincolnville
Site Walk Notes DRAFT
January 20, 2020
10:00 a.m.**

Call to order:

This meeting of the Planning Board convened at 10:00 a.m. at the top of Rocky Top Drive near the residence of the applicant, Steve Case. These minutes are a summary of the Board's discussion. There is no video available.

Agenda: Site walk to inspect the property that is being further subdivided, resulting in the revision of an approved minor subdivision to become a major subdivision.

Harbor Ridge Subdivision

Owner: Steve Case and Margaret Case

Map16, Lot 8

Zone: General District

Board Members present: Chair, Michael Cummons, Dorothy Havey, Janis Kay, Sandy Delano, Scott Harrison, and Jay Foster, alternate.

Others present: Applicant Steve Case. Lois Lyman, recording secretary.

The first item immediately noticeable is that Case has erected the required sign at the intersection of Route 1 (an addition that some of us found helpful).

The entire property was covered with up to a foot of snow, but there was excellent visibility. The meeting moved downhill from the upper parking lot to the proposed turnaround between Lots D and E. Applicant Case pointed out proposed house sites and perk test sites, pointing out that Lot E and the upper part of Lot D are in fields and would have the best views. These field lots (D and E) will stay as they are. The lots and building sites have been perk tested and marked.

The Board discussed with Case the possibility of extending the road to provide better access to Lot C, if there is a possibility of selling a lot and further division later on. Case is thinking of dropping his own lot line with Lot C downhill. Foster pointed out that Article 9 of the subdivision ordinance would allow reviewing a simple lot line change once the subdivision has been approved, without requiring a whole new review.

Havey asked about the proposed road width and depth. Current road width varies now, but the road is planned for 18 feet, as specified in the ordinance, and will have the specified foundation. Several members asked about possible stormwater damage after a heavy rain. Case pointed out existing streams, and various ways in which runoff water will be diverted with riprap and culverts into the fields and into a lower-level wetland to slow it down. Foster added that the fact that the road twists is an advantage, offering no straight path. The drainage culvert goes under the road; Case is considering a 20" culvert for this location. Case said that he has lived there since 2013

with a 14° gravel driveway and has not had a washout in all that time. He is aware of water flowage and makes a point of checking during storms.

Foster said that the road entrance onto at the bottom of the hill has good sight lines both ways on Route 1.

Members of the Board discussed with Case the need for a road association, should one or more lots be sold. Advice for this step discussed by Chair and other members with experience; Case also has experience in associations and covenants. Covenants should cover maintenance agreements, further subdivision, etc.

Chair Cummons adjourned the meeting at 10:32.

Respectfully submitted
Lois B. Lyman, Planning Board Recording Secretary