

Arundel Planning Board Minutes

Site Walk

September 30, 2017 11:00 am

278 Thompson Road

Board Attendees: Chip Bassett, Jamie Lowey, Jens Bergin, Marty Cain, and Roger Morin.

Public Attendees: Chad Moreside, applicant

Call to Order: Chair Bassett called the meeting to order at 11:06 am.

I. Public Site Walk at 278 Thompson Road

Item 1: Lineman Farm Road: *Private Way Application*: Proposal to upgrade a driveway serving two existing lots to a private way serving three lots and a request to waive the 50 foot right of way requirement for an 18 acre parcel off 278 Thompson Road, Tax Map 20, Lot 11G in the R-4 district. Chad Moreside is the owner and applicant.

Planning Board walked the route of the proposed road improvements with the applicant. Work had already proceeded on the road eastward from the Duco property to provide logging access for the applicant.

Mr. Bassett asked the applicant about the progress of securing additional drainage or construction easements to add to the existing 25 foot easement. Mr. Moreside stated that the logistical difficulty in securing such easements from some of the property owners is prohibitive. One absent owner lives in Nevada, another is encumbered by tax liens, while a third has its septic system, located 5-8 feet from the edge of his existing right of way.

Mr. Bergen suggested seeking the counsel of an attorney.

Mr. Lowery suggested that the road could be superelevated, pitching all of the drainage to one side, thereby alleviating the need for dual drainage ditches. In response to Mr. Cain's questions, the applicant stated that the engineer has been able to fit the two ditch system into the confines of the ROW.

The applicant pointed out that the granting of a utility easement from the abutting property owner to the south has eliminated the need to install electrical and cable utilities in the ROW off his main property.

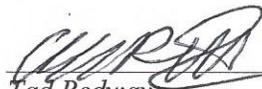
Mr. Morin expressed concern about future subdivisions developing off a road built on an undersized 25 foot ROW. In response to the Board's suggestion, the applicant agreed to the prospect for a limitation on any future subdivision on his property beyond the two-lot division.

The Planning Board agreed to ruminare on the applicant's proposal and would rule on the applicant's request for a waiver at the next Planning board meeting.

Adjourn: MOTION: Mr. Bergen moved and Mr. Morin seconded the motion to adjourn the meeting at 11:43 am.

VOTE: Unanimous in favor.

I hereby attest the preceding is a true and accurate account of the Arundel Planning Board Site Walk of September 30, 2017.


Tad Redway
Secretary, Pro Temp