Corinth Planning Board
Minutes

Aug 16th, 2017

The meeting was called to order at 7:05 pm by Chairman James Connolly. Members in attendance were James Connolly, James Berry, Cynthia Commeau, Bill Molloy, Joshua Campbell, and CEO, Carl Dow. Others in attendance were Patrick Lyons, John Whitten of Plymouth Engineering, Amy Linscott, and Katie Foster.

The minutes from July 12th were read. A motion to accept the minutes was made by Joshua Campbell, seconded by Bill Molloy, and carried unanimously.

The Site Plan Review Application for Christy's Everything and Anything Shop was tabled until next PB meeting. CEO explained that Tim Chesley is currently working with DOT on entrance to Christy's on RT. 15 and exit on Harvey Street.

John Whitten, attorney for Sweet Water Ridge Inc. Subdivision, addressed two PB concerns, explaining that the access drive for the Sweet Water Ridge Inc. Subdivision is not a "road" as defined by Town ordinances (See Memorandum Eaton Peabody 08-02-17). He said the access drive would have 20' pavement with a cul-de-sac (100' radius) at the end of the access drive, and this would meet DOT standards. John Whitten said that the fire chief indicated that 20,000 gallons of water either in a pond or tank was adequate. Each unit would be in a 1000' radius from water source.

Jim Connolly pointed out that if the access drive was only 20' of pavement, the Sweet Water Ridge Inc. would have to restrict parking on the access drive in their covenants.

Town attorney, Katie Foster explained to PB that a owner of the unit owns only the structure but not the land and road.

Jim Connolly asked if a single person can be the condo owner and then turn around and rent the remaining lots out. Patrick Lyons, attorney for Sweet Water Ridge Inc. Subdivision replied that each condominium owner would be different from his neighbor.

Jim Connolly asked if covenants will stipulate the dwelling size. Patrick Lyons replied that the size and shape of each dwelling was not known at this time.

Cynthia Commeau asked CEO if any lots in Corinth have shared septic and well systems. CEO said that he knew of very few if any. Katie Foster said she would check back with PB on waste water requirements in the Town ordinances. Katie also suggested that PB table the Sweet Water Ridge Inc. Subdivision site plan review until she has a chance to study Town ordinances and the State Condominium statute.

CEO asked if Sweet Water Ridge Inc. Subdivision was going to sell one lot or the all land units 1- 13 to individuals? John Whitten explained that 13 units were for sale to individuals but that there would be common ownership in the condominium association.

Jim Connolly asked if an individual buyer had the right to build a structure on his particular lot yet not have ownership of the lot itself. Jim said that Sweet Water Ridge Inc. Subdivision needed time to work through all the PB's questions on covenants for the September PB meeting. Patrick Lyons wanted to be able to
communicate directly with Town attorney on questions prior to September PB meeting. Questions included: Who owns each land unit? May the access road be 20' wide with a 50' right of way vs. coming up to the standards of a Town road? PB wants to see all the covenants Sweet Water Ridge Inc. Subdivision would impose on its members.

Jim Berry wanted to know if he buys a unit, may he hire his own contractor to build his home? Patrick Lyons and John Whitten said yes he could. Katie Foster wants time to study Town ordinances so that the PB would be able to use existing ordinances to measure Sweet Water Ridge Inc. Subdivision by.

Patrick Lyons spelled out some of the issues which needed to be addressed: Will the form of condominium idea presented comply with existing ordinances, septic system and maintenance, road access, 13 units parking with 2-3 cars possible per unit, DOT on entrance way permit. Patrick said again that he wanted to fact gather with CEO and Town attorney in advance of September meeting.

Bill Molloy wanted to know if Sweet Water Ridge Inc. Subdivision had any plans for leasing unused portion of land to communication towers. PB wanted to see any anticipated uses of the balance of land.

Cynthia Commeau made a motion to table the proposed Sweet Water Ridge Inc. Subdivision site review until September 27th at 7 pm. Jim Berry seconded, and the motion carried unanimously.

Discussion with Town attorney about linking Town ordinances together and amending ordinances in the future which contained conflicting or confusing language followed.

Bill Molloy made a motion to adjourn the meeting, Joshua Campbell seconded, and the motion carried unanimously. Meeting adjourned at 8:45 pm.

Respectively Submitted, Cynthia Commeau, Secretary