

Corinth Planning Board Minutes

August 14th, 2019

The meeting was called to order at 7:00 pm by Chairman James Connolly. Members in attendance were Cynthia Commeau, Bill Molloy, Joshua Campbell, and Adam Caldwell, CEO. Others in attendance were Julie Williams and Nicole Drake from ERA Dawson-Bradford Co., Laurie and John Ducat, Sue Stevens and Dale Cunningham, and Stephen Wagner, Town attorney.

The minutes from July 10th were read. Jim Connolly request that the last line of the minutes be modified to say that the Town attorney be consulted concerning the paving of the subdivision road and the cul-de-sac of the Anderson Farm Estates. A motion to accept the minutes amended was made by Joshua Campbell, seconded by Bill Molloy, and carried unanimously.

Joshua Campbell made a motion citing 1 MRS sec. 405(6)(e), to call an executive session meeting among the PB members only, to discuss with the Town attorney the seven issues presented to the PB by Nicole Drake from ERA Dawson-Bradford Co. (See attached letter.) The motion was seconded by Bill Molloy, and carried unanimously. A motion to end the executive session meeting was made by Joshua Campbell, seconded by Bill Molloy, and carried unanimously. Executive session adjourned at 7:25 pm.

The Town attorney addressed each of the issues again in the public town meeting:

- 1) The phase II lots are all buildable as long as they have 150' road frontage.
- 2) A cul-de-sac rather than a T needs to be built at the end of road, although applicants may apply for a modification to the PB of the subdivision plans, but success is not guaranteed.
- 3) 2½ inches of gravel compacted to 2 inches is acceptable rather than 3 inches. However, asphalt is required for topping, and not gravel. Again, applicants may apply for a modification to the PB of the subdivision plans, but success is not guaranteed.
- 4) The lot easterly of Bear Brook is separate from the subdivision and buildable, having the required 150' road frontage.
- 5) Ryan Tucker (buyer of ½ phase III) can get approval for two lots using the turn-around, but the road standards have to be met and the phase II requirement must be satisfied.

John Ducat (the Ducats wish to buy lots 5,7,8,10, & 12) asked whose responsibility is the cul-de-sac? Wagner said you have to refer to the deeds as to who actually owns and is

responsible for the subdivision road. However, phase III cannot be started until all phase I & II requirements are met.

Nicole Drake asked if phase I & II are complete? Wagner said no, but that the requirements for lots 7-12 are still the same as those cited in the subdivision plans dated 03-12-2008.

Nicole Drake asked if the phase II owners move the cul-de-sac onto their land with modifications. Wagner said they would have to use current road standards for a new cul-de-sac, but they may again apply for a modification to the PB of the subdivision plans. However, success is not guaranteed.

Julie Williams asked whether or not Bill Paquin (the original owner of the Anderson Farm Estates) will still be liable to the Town of Corinth for remaining unmet subdivision requirements when he sells all his interests in the subdivision. PB declined to give legal advice.

Adam Caldwell, CEO, said that Sue Stevens and Dale Cunningham had submitted a completed application for a driveway that is affected by stream protection. Since a thirty-day public notice must be given for this application to proceed, the Town attorney recommended that this item be placed on the September 11th meeting. Cynthia Commeau made a motion to place this application on next month's agenda. Bill Molloy seconded the motion, and the motion carried unanimously.

Cynthia Commeau may a motion to adjourn the meeting, Joshua Campbell seconded the motion, and the motion carried unanimously. Meeting was adjourned at 8:00 pm.

Respectively Submitted, Cynthia Commeau, Secretary