

**Durham Planning Board
Regular Meeting Minutes
March 1st 2017**

Call to Order: Vice Chairman Torregrossa called the meeting to Order at 7:00 p.m.

Vice Chairman Torregrossa introduced and welcomed Brian Lanoie as an Alternate member to the Board and thanks former Chairman, Todd Beaulieu, for his many years on the Board. Vice Chairman Torregrossa also expressed the Board's thanks to the former Codes Official.

Establishment of Quorum: Vice Chairman Torregrossa announced a Quorum has been met with five (5) members and two (2) alternate members present.

Election of Chairman and Vice Chairman:

Anne Torregrossa nominates Mindy Woerter as Chairman. John Simoneau Second. Mindy Woerter Accepts nomination. Motion Carried 5-0.

Michael Fitzpatrick nominates Anne Torregrossa as Vice Chairman. John Simoneau Second. Anne Torregrossa Accepts nomination. Motion Carried 5-0.

Members Present: Chairman Mindy Woerter, Vice Chairman Anne Torregrossa, John Simoneau, Michael Fitzpatrick. Alternate Member Juliet Caplinger and new Alternate Brian Lanoie.

Also Present: Jill Toher, Meetings Secretary, Interim Codes Official Calvin Beaumier.

Motion: John Simoneau Moves to name Juliet Caplinger as a full Member. Michael Fitzpatrick Second. Motion Carried 4-0 with Juliet Caplinger and Brian Lanoie Abstaining.

Public Present: Barry Baldwin and Pauline McEnery.

Pledge of Allegiance: Completed.

Amendments to Agenda: None.

Acceptance of Minutes: Chairman Woerter Moves to Approve the February 1st 2017 Minutes as presented. Juliet Caplinger Second. Motion Carried 4-0 with Michael Fitzpatrick and new member Brian Lanoie abstaining.

Continuing Business: None.

Other Business: None.

New Business: Barry Baldwin – Map #13, Lot #8 – New Five Lot Subdivision Application: Mineral Spring Estates.

Barry Baldwin personally appeared before the Board to submit his application for a new five (5) lot subdivision off of Granite Hill Farm Road to be named Mineral Spring Estates. He stated that Granite Hill Farm Road, formerly known as the Bowie Hill Road Extension, is a discontinued four rod road with rights reserved to the abutting land owners. He stated that according to the Durham Ordinances, Granite Hill Farm Road, which is a gravel road, was determined as a "road frontage" road as determined on August 1st 2012, and intersects directly to the Stackpole Road. He stated he can supply supporting documentation and referred the Board to the DVD and Minutes of the August 12th 2012 Planning Board meeting.

He stated he agreed to bring the Granite Hill Farm Road up to private road standard with exception of one area, Map #13, Lot #8-C, which CMP has their pipe line buried. He stated that he has already brought most of the road, with the exception as previously noted, to a private road standard.

He intends to have a road maintenance agreement that begins at the intersection of the Granite Hill Farm Road with the Stackpole Road, which will include the Mineral Spring Estates subdivision roadway, approximately 1000 feet in length. The Road Maintenance Agreement will be filed and recorded with the Androscoggin County Registry of Deeds. He stated that the existing residents on the Granite Hill Farm Road currently maintain their portion and will need to be offered to become part of the proposed new road association. He added that he deeded a twelve acre lot with frontage on Granite Hill Farm Road to his son several years ago, which does not abut nor is part of his proposed new subdivision. Mr. Baldwin stated that he intends to plow the entire road, both existing and proposed, for a period of two years.

Mr. Baldwin stated that Lot #1, was just recently sold and is including Lot #1 as part of the proposed five lot subdivision. He intends to begin work as soon as the road postings are removed. He added that he owns an excavation business and has all the equipment and material on site that is needed to finish building the gravel road which he intends to bring up to gravel road standards. Mr. Baldwin stated he intends to retain fee simple interest in the road. Lot #5 is the remaining land, approximately 41.54 acres.

Mr. Baldwin added that the owner of Lot #1, wants to purchase what is currently known as Lot #6, a 22 acre low-lying parcel, which is not buildable.

Mr. Baldwin stated he just had the property re-surveyed. There are now pins on the Granite Hill Farm Road and the proposed Mineral Spring Estates has been staked. Delineation of the vernal pool area is scheduled to be done in April, 2017.

Vice Chairman Torregrossa asked about the 5.17 parcel and Mr. Baldwin stated that more than five years ago, he and his partner sold the 100 acre parcel with the exception of the 5.17 acre lot, which he owns under Barry Baldwin d/b/a DIIK, LLC. Subsequently, the same purchaser sold the 100 acre parcel back to Mr. Baldwin, so the 5.17 acre lot is not part of this application. Refer to Quitclaim Deed with Covenant filed October 23rd 2014.


Chairman's Comments:

Chairman Woerter announced the following:

The next Meeting will be held on Wednesday, March 1st 2017 at the Town Office at 7:00 p.m., with Applications due no later than Monday, February 20th 2017 by 4:30 p.m., at Town Office.

Adjournment: John Simoneau Moves to Adjourn at 9:00 p.m. Mindy Woerter Second. Motion Carried Unanimously.

Respectfully submitted,



Jill S. Toher
Meetings Secretary