

**Durham Planning Board
Meeting Minutes
June 28th 2017**

Public Site Walk @ 6:00 p.m.: Mineral Springs Estates – Map #13, Lot #8 – Barry Baldwin Subdivision Application:

All five members attended the site walk. In addition, the following were present: applicant Barry Baldwin; Interim Codes Official Calvin Beaumier, meetings secretary Jill Toher, and Jason Vafiades, head P.E., AP, Atlantic Resource Consultants.

The site walk began at Lot #2 and the group followed along a pathway to the end of the proposed subdivision. All pins were identified and were near the edge of the pathway which will be the footprint of the proposed roadway. Test pits were marked. Well placement will not be marked until the dwelling placement is set. Mr. Baldwin stated he intends to try to set the building envelopes in order to accommodate daylight basements when possible. A vernal pool was identified by several members as it was easily accessible from the pathway.

The site walk concluded at 6:50 p.m.

Note: The DVD recording and/or streaming video located on the Town's website are the legal records of this meeting. Copies of the DVD recording are available by contacting the Town Office.

Call to Order: Chairwoman Woerter called the meeting to Order at 7:10 p.m.

Members Present: Chairwoman Mindy Woerter, Vice Chairwoman Anne Torregrossa, John Simoneau, Juliet Caplinger, Brian Lanoie.

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

Establishment of Quorum: Chairwoman announced a Quorum has been met with five (5) members present.

Public Present: Barry Baldwin, Jason Vafiades, Head PE, AP, Atlantic Resource Consultants, Freeport, Maine.

Pledge of Allegiance: Completed.

Amendments to Agenda: None.

Acceptance of June 7th 2017 Minutes: Vice Chairwoman Anne Torregrossa Moves to Approve the June 7th 2017 Minutes as Amended. John Simoneau Second. Motion Carried 4-0, with Brian Lanoie Abstaining.

Chairwoman Woerter Announced the meeting will go into recess at 7:13 p.m., in order to hold the Public Hearing.

Public Hearing: Mineral Springs Estates – Map #13, Lot #8 – Barry Baldwin
Subdivision Application:

Chairwoman Woerter Called the Public Hearing to Order at 7:13 p.m., and asked if there were any public comments and saw none.

Chairwoman Woerter Announced the Public Hearing Closed at 7:14 p.m.

Chairwoman Woerter Reconvened the regular meeting at 7:14 p.m.

Continuing Business: Barry Baldwin – Map #13, Lot #8 – Subdivision Application – Mineral Springs Estates – continued from June 8th 2017.

The Board reviewed a memorandum addressed to the Board from Jason Vafiades regarding items deemed incomplete at the last meeting along with a packet of supporting documentation to date.

During discussion, the Board deemed the following complete: Item #33, #34, #50 and #51. Item #48: The Stormwater Management Plan Narrative is in the pre-application process, per attachment "C". When approved, a copy will be sent to the Town within thirty (30) days.

Item #52: It was determined that the eight single family dwellings should generate no more than ninety-two (92) vehicular trips, which is below the threshold.

Item #53: A copy of the cost estimate is attached. In addition, Mr. Baldwin stated that he has most of the materials on site and he will be doing all the work. He stated he intends to bring in a rock crusher. Mr. Baldwin stated he intends each parcel to have a fifty (5) foot forested buffer setback from the road which will be included in each deed.

Item #54: The DEP Stormwater Protection Permit is in process and when approved, a copy will be sent to the Town within thirty (30) days of receipt.

The Board next addressed the Subdivision Application Approval Criteria with John Simoneau reading and Mindy Woerter recording.

The Board deemed the following complete: #1, #2, #3, #4, #5, #6, #7, #8, #10, #12, #13, #14, #16, #17, #19, #20, #21, #22, #23 and #24.

The Board deemed the following not applicable: #11, #15, #18.

It was the consensus of all Board members to skip #9. Vice Chairwoman Torregrossa will contact the John Conway, Town Attorney by letter regarding his legal opinion as to whether Mineral Springs Road is a "road frontage road" as well as his opinion on Attorney Jack Clifford's conclusion with this respect.

A suggested list of proposed conditions will be prepared by Chairwoman Woerter to be distributed at the next meeting.

She will also begin a list of proposed conditions pertaining to road construction and road maintenance agreement per tonight's review.

A brief discussion followed regarding the vernal pools. Mr. Vafiades stated that vernal pools are generated from movement of the soils. He was asked to get a letter from the Maine Natural Resource Protection Act for more precise information and advise at the next meeting.

Vice Chairwoman Torregrossa Moves to Table until August 2nd 2017. John Simoneau Second. Motion Second 5-0.

New Business: None.

Chairman's Comments:

Chairwoman Woerter announced the following:

The next Meeting will be held on Wednesday, August 2nd 2017 at the Town Office beginning at 7:00 p.m., with Applications due no later than Monday, July 24th 2017 by 4:30 p.m., at Town Office.

Adjournment: John Simoneau Moves to Adjourn at 9:35 p.m. Vice Chairwoman Torregrossa Second. Motion Carried 5-0.

Respectfully submitted,



Jill S. Toher
Meetings Secretary