

Minutes of the meeting of the Dixmont, Maine, Planning Board, March 27, 2018

The Dixmont Planning Board met at the Dixmont Town Office at 7 pm on Tuesday, March 27, 2018 (this was a makeup meeting for the original meeting scheduled on March 13, 2018 which was canceled due to a snowstorm).

Present were Planning Board members Clark Staples, Phil Dolan, John Devin, Garnett Robinson, Mark Guzzi, and new members Greg Brodek and Lisa York. Also present: Mark Jalbert and acquaintance.

The minutes of February 13, 2018 meeting were read and placed on file.

Chairman Clark Staples opened the meeting. Due to the former secretary, David Bright, being elected to the Select Board, the Planning Board would need a new secretary. Lisa York was nominated as secretary and the board voted in favor of the nomination.

Chairman Staples temporarily recused himself as Chairman due to being retained by the subdivision applicant, Lynne Lamstein, for surveying. John Devin was nominated as temporary Chairman and the board voted in favor of the nomination.

Clark Staples presented pre-application sketch plans for the Lamstein subdivision. It was suggested that Clark make a larger scale map to show more details of the 3 lots including contours as well as a sketch of where the building will be located.

The buyer, Mark Jalbert, was advised to obtain and provide the following documentation to the Planning Board:

- 1) A statement from a well driller providing evidence of adequate ground water supply and quality.
- 2) A map showing the location of all test pits dug on the site and the results of the tests.

Lynne Lamstein shall provide the names and mailing addresses of the abutters in advance of the meeting to review the application.

A site visit plan will be arranged after the snow has melted.

In other matters, it was brought to the attention of the Planning Board that the dairy farm on Route 7 seems to have caused an environmental hazard due to cow waste entering Martin Stream. The discussion included topics such as whether it's a matter for the Planning Board, Code Enforcement or the Select Board.

Although the cows have been moved off the farm, there is still concern that the hazards will continue if another occupant takes over the premises. The consensus of the board is that more information and research is needed.

Respectively submitted,
Lisa York, secretary
Dixmont Planning Board