

## Minutes of the meeting of the Dixmont, Maine, Planning Board, November 13, 2018

The Dixmont Planning Board met at the Dixmont Town Office at 7 pm on Tuesday, November 13, 2018.

Present were Planning Board members: Clark Staples, John Devin, Phil Dolan, Lisa York, and Garnett Robinson.

Also present: Frank Hatch, Bill Brown, Julie Brown and Fred Marshall

Chair, Clark Staples, opened the meeting. The minutes of the October 9, 2018 meeting were read, approved and placed on file.

### New Business:

Frank Hatch appeared before the board seeking to gain approval from the board to consolidate lots 3, 5a, and 5b. The board discussed the implications of the previous subdivision and reviewed the subdivision ordinance. The matter will be investigated further. In the meantime, Mr. Hatch will contact the original surveyor to obtain the Mylar map. The matter has been set for the December agenda.

### Old Business:

In the matter of Bill and Julie Brown. Fred Marshall of Plymouth Engineering appeared on behalf of the Browns to assist with the evaluation of the Site Plan Review Application. The Browns paid the \$500.00 fee and was issued a receipt. The board reviewed each requirement of the application, waived the site visit, but made recommendations as noted below.

- I. The following adjustments should be made to the site plan map.
  - A. Show building setbacks.
  - B. Neighbor boundaries should be added.
  - C. The tax map and lot numbers of the adjoiners should be added.
  - D. The tax map and lot number of the project should also be added.
  - E. The bearings and distances of property lines should be made clear.
  - F. The current and proposed well locations should be added.
  - G. The approximate elevation and dimensions of all existing buildings should be noted.
  - H. Existing impervious surfaces should be added.
  - I. The easterly adjoiner's driveway should be added.
  - J. Add the culvert near the east entrance.
  - K. Show stone walls on the plans utilizing the symbol in the legend.
  - L. Make contour elevations more evident.
  - M. Show the pond behind the shed.
  - N. Show the general size of the business sign and where it will be located.
  - O. Show where lighting will be affixed.
  - P. Show where proposed power lines or underground work will be done.

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- II. The Browns should apply for a driveway/entrance permit through the Maine DOT.
- III. The Browns should also supply a letter to the board from the well driller verifying that the water supply from a new well source would be adequate for the proposed usage.

This matter has been set for the December agenda.

Meeting adjourned. Next meeting December 11, 2018 at 7:00 PM.

Respectively submitted,  
Lisa York, Secretary  
Dixmont Planning Board