



**Norridgewock Planning Board
Meeting Minutes
September 14, 2021
6:00 PM
Conference Room, Norridgewock Town Office**

APPROVED
10/14/2021

MEMBERS PRESENT

John Ames, Chair
Mike Shute, Vice Chair
Charlotte Curtis
Matt Keister
Margaret O'Connell

STAFF PRESENT

Richard LaBelle, Town Manager

Also present for all or parts of the meeting were Walter Armstrong, Tim Lyman, and Brian Rhea.

1. Call to Order

The meeting was called to order at 6:01 PM by Mr. Ames.

2. Preliminary Plan Review for Brian Rhea of Swift River Properties for a subdivision on Red Barn and Ward Hill Roads

The 94.10-acre lot located behind the lots fronting on Red Barn Rd has been sold to Bucktail, LLC so is not included in the application.

The Sketch Plan Review was completed on August 12, 2021.

Checklist for the Preliminary Plan Review: See attached. The only exception was the Waiver Request Form which is not applicable.

General Information provided: All were presented.

Subdivision Plan at a Scale of not more than 100 feet to one inch: All requirements were presented or not applicable.

Performance Standards Checklist: All requirements were presented or not applicable except the item concerning the hydrologist's plan which is addressed in the next paragraph. The letter presented from the well driller, Temple Well Service, Inc. is an e-mail and has no signature. The Board has requested a real letter with a signature and the Applicant has consented.

Ms. Curtis made a MOTION that the Board not require a hydrologist's plan; seconded by Mr. Ames. Roll call by Secretary Curtis: Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed. MOTION PASSED.

Deed Covenants: There was discussion about the wording of #5 which required a restriction on cutting wood on the lot. Mr. Rhea will alter the plan to show a line which will be a 75-foot buffer from Red Barn Road for the placement of buildings.

The Final Plan Review will be held on October 4, 2021, which is the Board's regular meeting date.

3. Discussion/Action on August 12, 2021 Meeting Minutes

Ms. O'Connell made a MOTION to approve the minutes of August 12, 2021; seconded by Mr. Shute. Roll call by Secretary Curtis: Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed. MOTION PASSED.

4. Old Business

Chairman Ames asked for an update on the internet survey about signs. Town Manager LaBelle reported that the Board had received over 100 replies and by far the majority does not object to the sign and sees no need for an ordinance. The Board will wait the full 90 days before making a decision on this subject.

5. Other Business

Town Manager LaBelle gave the Board information about upcoming training opportunities for Planning Board members.

6. Adjournment

The meeting was adjourned by Mr. Ames at 7:25 PM.