



**Planning Board**  
**Review of Previous Year's Applications**  
**June 8, 2021**

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**III. Old Business**

- a. Major Subdivision Application – Final Approval for Village Center Estates Phase II  
The applicant requested to table the final approval.

- b. Major Subdivision Application – Final Approval for York Ridge

Charlie Burnham, Atlantic Resource Consultants, LLC, on behalf of Construction Aggregate, Inc, reviewed and discussed the updated details for the proposed York Ridge Major Subdivision project with the Planning Board.

The applicant proposes a 13-lot residential subdivision that is located off of Rt 115 on the Gray Road on a portion of Map 010 Lot 071. They are proposing approximately 1200 sq ft of new road and each lot will be served with its own private well & septic.

The Planning Board reviewed the updated application to ensure that all previously missing documents were received prior to the meeting except for the authorization of work from the Ruth York, current owner of the parcel, which was forwarded to the Code Enforcement Office during the meeting.

Chris Gordon motioned to approve the York Ridge Major Subdivision project with the condition that proof of the sale of the property is submitted to the Code Enforcement Office for the file; Sandra Falsey seconded the motion. Discussion.

**Vote 3 Yes 0 No**

**IV. New Business**

- a. Minor Subdivision Application – Darla Hamlin  
Wayne Wood, of Wayne Wood & Co, on behalf of Darla Hamlin, reviewed the proposed one (1) lot split off the existing lot owned by Darla Hamlin at Map 008 Lot 015-001.

The Planning Board requested the applicant to provide documentation of the easement on Homestead Road.

Grace Lovell – 5 Lufkin Rd expressed her concern about the development in the town and urged the Planning Board to limit future development.

Audrey Lones and Chris Gordon explained the Board is governed by State Statues and the Town Land Use Ordinance regarding development. The

projects that are being proposed are on private land, as long as the landowners are following the Ordinances, submitted all of the requested documentation, the Planning Board has to follow the law. The Board is working diligently to update the Land Use Ordinances each year to ensure any new concerns that come up are addressed.

Tina Weeks – 111 New Gloucester Road expressed her concern about uranium in the water supply, she would like to see a ground water study conducted as well a study on how the development is impacting the stream that she has on her property.

Audrey Lones indicated that any studies the residents would like to see would need to be requested to the Select Board. Ryan Keith indicated he would call Mrs. Weeks to discuss her concerns and provide further details on how she would pursue further actions.

Audrey Lones motioned to find the applications complete for the Minor Subdivision for Darla Hamlin with the condition the Homestead Rd easement documentation is provided to the Code Enforcement Office; Chris Gordon seconded the motion. Discussion. **Vote 3 YES 0 No**

Audrey Lones motioned to approve the Minor Subdivision for Darla Hamlin with the requested waivers and the condition that Homestead Rd easement documentation is provided to the Code Enforcement Office; Chris Gordon seconded the motion. Discussion.

**Vote 3 Yes 0 No**