



Planning Board

Review of Previous Year's Applications

November 9, 2021

III. New Business

a. Preliminary Meeting – Learning Loft Preschool Site Plan Review

Jeff Read from Sevee and Maher Engineering, who represents Miles and Danielle Hunt, reviewed the proposed site plan review for the relocation of the Learning Loft Preschool to Map 001 Lot 062 located in the Village Residential zoning district. The applicants currently own and operate a preschool in the Town of Cumberland. The Preschool will be located in an accessory unit next to their new home. He indicated that the preschool is an approved use in the zone, there are not requested waivers.

Sandra Falsey, Board Member, asked where the parking will be for the preschool. Jeff indicated that there will be two other employees besides Danielle, but no location has been determined at this time. Jeff indicated the col de sack is intended to provide sufficient queuing for parent drop off and pick up.

Chris Cabot, Secretary, wanted to ensure that the applicant has documentation of the right of ways in the right title interest section of the application. He also asked why the deviation from the existing grave driveway to his new configuration. Jeff responded to Chris questions.

Kimry Corrette, Board Member, asked for clarification on the right of way that appears to be crossing two of other adjacent properties. Jeff and Miles Hunt, (Owner) provided clarification on the changes to the road and the new proposed lot lines. Jeff indicated that when they return it will be clearer. Kimry asked if the proposed right of way going to be two lanes? Jeff indicated that the road will be developed to meet the Road Ordinance which requires two lanes.

Audrey Lones, Chairperson, reviewed the Town Department Head review with Jeff, who indicated he is working them to address any concerns they have.

b. Preliminary Application – Crossroad's Senior Neighborhood Major Subdivision

Charlie Burnham, Atlantic Resource Consultants, representing Ben Grover, Walnut Hill Investments reviewed the proposed 13 lot major subdivision between Rt 9 and Rt 115 for a Senior Housing Neighborhood 55 years or older with the Planning Board.

Audrey Lones, Chairperson, indicated that because this application will be coming back to the Board for consideration, the Board will allow the applicant to submit their complete application within 14 days of the next Planning Board meeting.

The final application must include the following missing documents:

- DOT Permit Application
- Waiver & N/A form
- Architectural Drawings
- New Checklist
- Copy of Abutters list and notice
- Change to the Septic Maintenance agreement from Biannually to Annually
- Landscape plan
- Stormwater Management Plan
- Hydrogeological Report
- High Intensity Soils Test Results