



Planning Board
Review of Previous Year's Applications
December 8, 2020

I. Old Business

a. Deerbrook Apt Subdivision Phase II

The Board reviewed and discussed the interpretation from MMA whether the Board had the authority to grant an additional 2-year extension for the Deerbrook apt Subdivision Phase II. MMA's interpretation was that the developments were not phased, in fact they were two separate developments and the application expired prior to November extension request.

Chris Cabot motioned to not grant the extension request for DeerBrook Apt Subdivision Phase II and request that the applicant submit a new application; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**

II. New Business

a. Bacon Farm Rd Minor Subdivision

Wayne Wood of Wayne Wood & Co., on behalf of Joyce and Ed Gervais reviewed and presented the Bacon Farm Road Minor Subdivision application. The Bacon Farm Road has already been constructed to Town standards and utilities have been installed underground for all these lots. The original two lots that were previously created and considered to be exempt from being part of the subdivision as they are "Homestead Lots" under the State Subdivision definition. To sell the last undeveloped lot and the original homestead the applicant is requesting approval to split Map 010 Lot 24 with an additional lot.

Audrey Lones motioned that the Board has found the application for the Bacon Farm Road Minor Subdivision complete; Chris Gordon seconded the motion. Discussion. **Vote 5 Yes 0 No**

Chris Cabot motioned to approve the application for the Bacon Farm Road Minor Subdivision; Sandra Falsey seconded the motion. Discussion. **Vote 5 Yes 0 No**

b. Preliminary Village Center Estates Major Subdivision – Phase II

Chris Cabot recused himself due to being a direct abutter.

Chris Gordon noted he received an abutter notice letter but is an indirect abutter and does not feel his proximity to the location of the project would require him to recuse himself or impact his ability to make an impartial judgement on the application.

Jeff Read, Sevee & Maher Engineering, on behalf of the applicant reviewed the proposed details regarding Phase II of Village Center Estates. It is the southern portion of the original parcel, (Map 007 Lot 34) the application proposes 25 lots, 22 residential development, 1 commercial lot, 1 for stormwater management, 1 for open space.

Audrey Lones indicated that there is a historic dug well on the property which she suggested it may be nice to contact the historic society to see if they would like to take pictures. Chris Cabot indicated he would take photos and email them to Jeff Read.

Jeff mentioned the applicant will be building the walking trail in the open space to the easement on the abutting property to the power lines.

Audrey Lones motioned to find the preliminary application complete and approve the waiver as requested for 10.23 D. 2 Water Supply and Fire Protection; Chris Gordon seconded the motion. Discussion. **Vote 5 Yes 0 No**

Audrey Lones indicated that a Public Hearing will be schedule at the next Planning Board Meeting on January 12, 2021 and a Site Walk has also been requested. Tracey Cox and Audrey Lones will work with Jeff Read on a date that will work for everyone.