

TOWN OF CARE ELIZABETH, ME.

PLANNING BOARD MINUTES

April 19, 1988

7:00 PM

Town Hall

Members present:

Alice Rand, Chairman
Richard Tinsman
Marion Guthrie
Daniel Boxer
Joel Russ (A)
Gregory Cross (A)

Other Town Personnel Present:

Steven Butler, Town Planner
Gerald E. Daigle, Code Enforcement
Administrator
Nathan Clifford, Conservation Comm. Ch.
Dr. Peter Rand, Conservation Comm.

Member Absent:

Ivan Most

Mrs. Rand opened the meeting and appointed Joel Russ a full voting member. She welcomed Gregory Cross, a new member to the meeting.

The minutes of the 3/15/88 and 3/22/88 meetings were unanimously accepted..

The following correspondence was read into the record:

1. Letter from Peggy McGeehee to the Planning Board, dated 4/15/88 with re: to F.S.Plummer
2. Letter from Clifton & Barbara Curtis dated 4/18/88 re: Runaway Farms.

ELIZABETH FARMS - AMEND APPROVED PLAN

Ric Weinschenk stated that they wish to change the plan from 16 multiplex to 6 single family homes. They also want to change the footprint of the size of the buildable lot area on each lot. There is a slight amendment to the length of the cul de sac on Cole Field Road. They are going to increase the easements from 5' wide to 20' wide and a new easement will be added between lots 27 and 28.

Mrs. Rand asked where he stands with the DEP and the CMP.
Mr. Weinschenk stated that he had a FAX today from Jay Lindsey of the DEP which basically says that they don't have a problem with the changes. An official letter will follow.

Mr. Clough, Attorney for Mr. Weinschenk stated that the text of the agreement has been reached with CMP.

Mrs. Rand asked where the Sebago Mucky Peat was and was told that there is no Sebago Mucky Peat. Mrs. Rand, Mrs. Guthrie, and Mr. Boxer have a concern about the wetlands not being mapped out on the plans.

Mrs. Guthrie stated "generally speaking" so many changes exist in the lots since approved.

There was discussion about the size and location of the shaded areas or footprints of buildable space for the buildings. Mr. Butler wants the signed plans to reference the shaded plan copy so that someone in the field will know where they are to build.

A motion was drafted and Mr. Butler read it as follows:

BE IT ORDERED that the request of Ric Weinschenk and Co. for an amendment to the already approved Elizabeth Farms - Cole Field Subdivision be granted, subject to Section 16-2-5 of the Subdivision Ordinance and the facts presented, subject to the following conditions:

- a. that revised roadway and utilities construction plans and profiles be reviewed and approved by the Town Engineer;
- b. that profiles and details for the sewer line serving lots 33, 34, 35, and 36 be reviewed and approved by the Town Engineer prior to any site alteration on said lots.
- c. that review and approval occurs by the Town Attorney of materials from CMP and DEP regarding acceptance of the proposed changes.
- d. that condition #5 be changed to read as follows: All buildings and related structures shall be located within the shaded area as shown on the amended residential buildable area plans dated April 1, 1988 (Sheets 2a of 2 and 2b of 2).

Mr. Tinsman moved the motion, it was seconded and voted 5-0.

TOWN OF CAPE ELIZABETH, MAINE

PLANNING BOARD MINUTES

February 24, 1987

7:30 PM

Town Hall

Members Present:

Richard Tinsman, Chairman
Alice Rand
Ivan Most
Jack Orr

Joel Russ (A) 8 PM
Marion Guthrie (A) 8:30 PM

Member Absent:

Daniel Boxer

Non-Members Present:

Gerry Daigle, Town Assessor
Stephen Butler, Town Planner

The minutes of the January meeting were unanimously approved.

The following correspondence was read into the record:

1. Letter from Earnie MacVane to Ric Weinschenk dated 2/24/87
re: Elizabeth Farms.
2. Letter from T. Y. Lin, Robert Hunter, re: Elizabeth
Farms dated 2/23/87
3. Letter from Town Attorney, Brett Baber re: Elizabeth
Farms dated 2/23/87
4. Letter from Michael McGovern re: First Atlantic Corp.
dated 2/17/87
5. Letters from Mr. & Mrs. Flynn re: Estabrook appeal
dated 2/19/87
6. Letter from Stephen Butler, COG, re: Regional Growth
Trend Data dated 2/20/87

Joel Russ was appointed a voting member for the evening.

ELIZABETH FARMS - FINAL PLAN REVIEW

Ric Weinschenk made the presentation noting a few minor changes on the linens. He then went through the check lists of things that had been requested of the developer to do and the check list in the Ordinances also. He noted that the DEP Approval was expected any day now.

There was quite a bit of discussion of the location of the houses and driveways on the plans. Ric was of the opinion that they were only showing the size of area to be filled in a wetlands area was over 5000 sq. feet and the Board felt that that was the position that the house and driveway had to be built. Mr. Weinschenk finally agreed to locate the houses and driveways as shown on the plans.

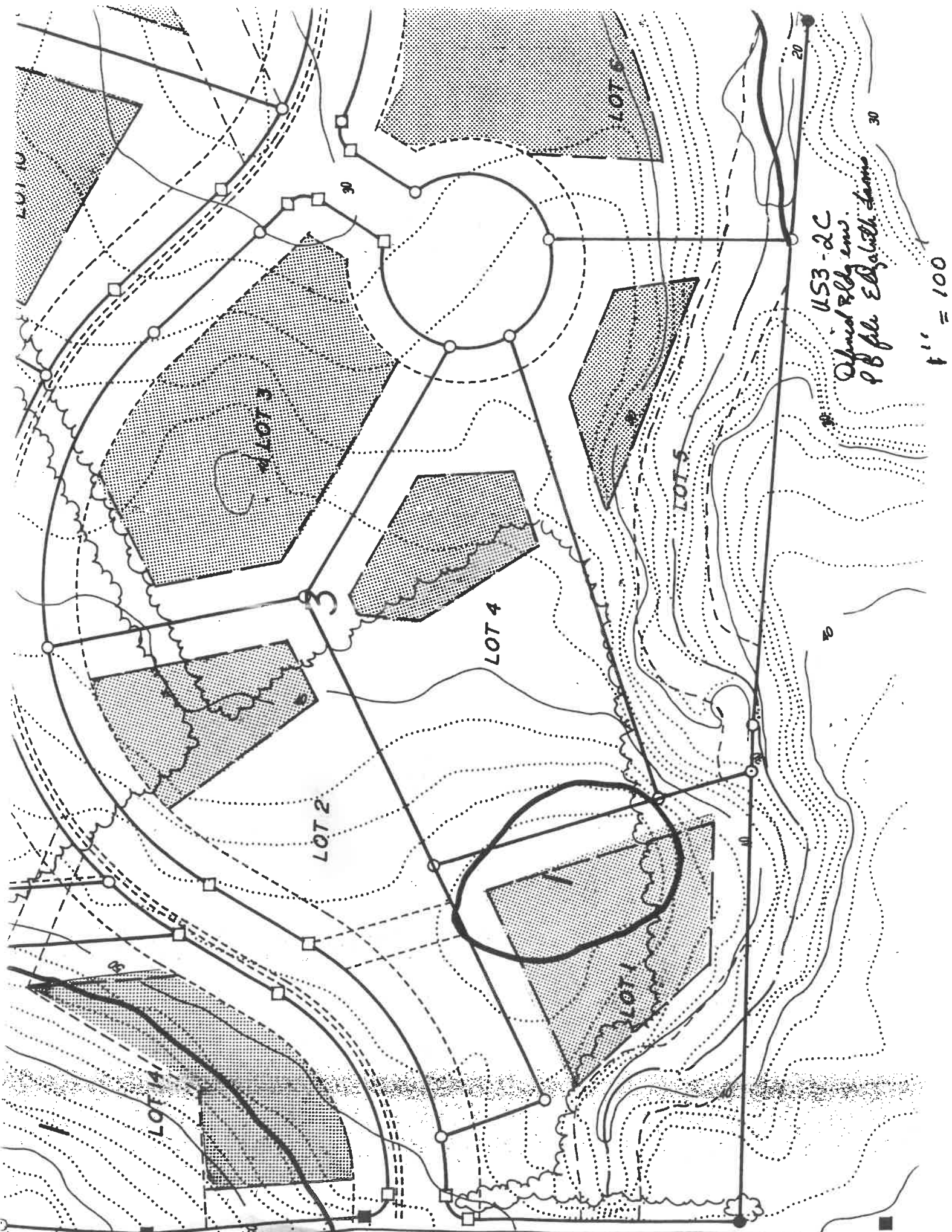
Mr. Tinsman made reference to the letter from Bob Hunter, T.Y. Lin re: the letter of credit amount. After some discussion Mr. Orr moved BE IT ORDERED that the Planning Board sets the letter of credit amount at \$1,292,000 for the proposed 30 lot subdivision and 16 unit multiplex development entitled Elizabeth Farms - Cole Field/Prout Manor and proposed by Kfoury-Weinschenk, per the estimates contained in the Town Engineer's letter dated February 23, 1987.

Mr. Most seconded and it was voted unanimously.

Mr. Tinsman referenced the Planning Board's check list and it was noted by several members that there were a lot of items still to be finished. They felt that if it was voted on at this point there would have to be too many conditions.

Mr. Most moved to table the Final Plan Approval to the March 17, 1987 meeting.

Mrs. Rand seconded and it was unanimously voted.



US 3-2C
Defined 2 1/2 by 2 1/2
P.B. file Edgely with same

1" = 100'