**TOWN OF CASCO**

PLANNING BOARD AGENDA

JUNE 13, 2022

6:30 PM

COMMUNITY CENTER MEETING ROOM

Present: Ryan Macalister, Marc Rocque, Pete Watkins, Kendra Osborne, John Wiesemann, Mary Tremblay

Absent: Stan Buchanan

Public Present: See attached list.

**First Order of Business:**

* Call Meeting to Order

Ryan, Chair, called the June 13, 2022 meeting to Order at 6:35 PM

* Determine a Quorum

A quorum was determined with three regular members at start and Kendra was present after opening of meeting

* Approval of the May 11, 2022 Meeting Minutes

**Marc Moved to accept the minutes as written**

**Peter seconded the motion**

**The Board voted 3-0 in favor**

**Old Business:**

No Old Business for discussion.

**New Business:**

* Minor Preliminary Subdivision Application, Meadow Road Subdivision 4 Lots, Submitted by DM Roma LLC, on Behalf of the Applicant RN Wiley and Son Excavating Map 10 – Lot 4-1

JP Connolly of DM Roma Consulting Engineers was present to give a brief overview of the project.

Proposed four lot residential subdivision on a 16-acree property on Meadow Road

This will replace the previous application

The lots have sufficient street frontage on existing roadway

Shared driveway to access lots 3 and 4 and reconfigure the driveway for access to lots 1 and 2 to be extended in future for access to upper portion of property

Each lot will have individual septic system and wells

Would invite Board to do Site Walk for feedback

Pete asked about the initial septic plans do not match the lot numbers on the current submittal plans.

JP Connolly stated he would make sure those are straightened out on the next plans

Pete asked about hammerheads on shared driveway

JP Connolly noted the application did not require hammerheads on the driveways

Ryan stated one of the first things he looks at is to make sure it is run past the Fire Chief and from experience; he will be looking for some type of hammerhead access for any kind of emergency truck access. He noted one of the high priorities on the prior plan for this subdivision was access for emergencies and the steepness of the roads.

Marc asked if DEP permits are required

John stated no

Ryan asked if there is a ROW or easement conveyed to the actual property lot.

JP Connolly stated each owner would have access and utility easement to that road

John stated each driveway has a hammerhead or turnaround in their area.

JP Connolly stated he will correct the turnaround and make sure that there is room and on the next plan.

Pete asked if there is a third party that checks the plans and construction for accuracy

John stated no that is up to the CEO

Ryan asked what the slopes are

JP Connolly noted he did not believe any of the slopes were over 12%

The Board decided to perform a Site Walk on June 22, 2022 at 6:00 pm prior to their workshop meeting.

John noted the Fire Chief would be invited to the site walk and will get the application to him.

John noted soil tests are recommended for the next plan on those specific lots.

Ryan opened the floor up to Public Participation at 7 p.m.

Gene Connelly asked to confirm the site walk and the workshop times

No other public participation

Ryan closed the public participation at 7:00 p.m.

**Marc moved the application submitted is complete with the Site Walk performed at 6:00 P.M. on June 22, 2022**

**Pete seconded the motion**

**The Board voted 4-0 in favor**

**Additions:**

Next Meeting will be a Workshop on June 22, 2022 at 6:30 p.m. and as discussed a Site Walk to be performed at 6:00 p.m. at the Meadow Road Subdivision site prior to the workshop meeting.

Next Regularly Scheduled Meeting for the Planning Board will be July 11, 2022 at 6:30 p.m.

**Kendra moved to adjourn the meeting at 7:10 p.m.**

**Marc seconded the motion**

**The Board voted 4-0 in favor**

The meeting adjourned at 7:10 p.m.

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Ryan Mcalister, Chair

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Mary Tremblay, CEO Assistant