

**MINUTES  
TOWN OF SEBAGO  
PLANNING BOARD MINUTES  
7:00 PM  
Tuesday, July 10, 2018  
TOWN OFFICE BUILDING**

**NOTE:** It was determined after this meeting that there was no quorum. Therefore any motions made at this meeting will be redone at the August 14, 2018 meeting.

**I Call to Order**

Tina Vanasse called the meeting to order at 6.55 p.m.

**Present:** Jim Jansz, Tina Vanasse, Code Enforcement Officer Brandon Woolley, Recorder Desirae Bachelder.

**Absent:** Paul White

**Guests present:** Kurt Christensen, Andy Morrell – Project Engineer BH2M

**Note:** Due to the unusual circumstances of two (2) vacancies, the Board discussed having a quorum. Jim Jansz stated that two (2) out of three (3) active Board members are present and he felt that this would constitute a quorum. Chairman Paul White will be contacted after the meeting to confirm this fact.

**II Correspondence**

There was no correspondence.

**III Open to Public Questions**

There were no questions from the public.

**IV Review of Minutes (June 12, 2018)**

Jim Jansz made a motion to approve the minutes from June 12, 2018 as presented. It was seconded by Tina Vanasse. Motion carried with all in favor.

**V Old Business**

- **CEO Updates**

Nothing reported.

- **Goal Setting Items**
- **Voting Matrix (finalizing process)**

Nothing reported.

- Review of Escrow Funds for “Outstanding” Subdivisions

Nothing reported.

- Review of Application Processing Documents

Nothing reported.

## **VI New Business**

- Site Plan Review – Kimball Corner Road Subdivision –

(Property owned by Kurt Christensen) – Map 9, Lot 14

Mr. Christensen stated that he has named the subdivision Gregory’s Pines, in honor of Elroy Gregory. He has added another lot, at the previous meeting there were seven (7) lots, there are now eight (8) lots. The lot boundaries will be the subdivision boundary. There are two strips of land one hundred sixty (160) feet wide on either side of the subdivision that will provide future access to the remaining land. Mr. Christensen stated that the lots will be remaining the same, but the road might change, because of the steepness of the grade.

Brandon Woolley stated that there are a few factors in designing the road. One is the steepness of the grade at the end of the road where there is a hammerhead turnaround. Also 150 feet is required for road frontage, at the moment the right of way width and length and the turnaround are just under an acre of land, which an acre would trigger a Department of Environmental Protection (DEP) Stormwater Runoff study.

Jim Jansz asked if the proposed road met the requirements of the ordinances. Andy Morrill stated that because Mr. Christensen is keeping the road private it does not need to meet the minor road sections of the ordinances, but a majority of the road does meet the requirements. The only thing that does not meet the minor road requirements is the grade, a minor road is allowed up to an eight percent (8%) slope, the road is currently planned to have a ten percent (10%) slope. The road width will be fifty (50) feet; the road would need to be sixty (60) feet wide to meet the requirements of acceptance as a town road.

Brandon is satisfied that the application is complete.

Jim Jansz made a motion to accept the preliminary application as complete based on the chairman’s review of proceedings. It was seconded by Tine Vanasse. Motion carried with all in favor.

Jim Jansz made a motion to tentatively schedule a public hearing for August 14, 2018 at 7:00 pm. It was seconded by Tina Vanasse. Motion carried with all in favor.

Brandon asked what the Board would like to do about the fee for the lots. The Sketch Plan fee has been paid and the acreage for the lots is not going to change. Mr. Christensen will stop by during office hours to pay the fee.

## **VIII Adjournment**

Jim Jansz made a motion to adjourn at 7:22 p.m. It was seconded by Tina Vanasse. Motion carried with all in favor.

**Respectfully Submitted,**

A handwritten signature in cursive script, appearing to read "Desirae Bachelder".

**Desirae Bachelder**

**Administrative Assistant/Deputy Clerk**