

**PUBLIC HEARING AND BUSINESS MEETING**

**Call to Order - 7:00 PM:** R. McDermott called the meeting to order.

**Roll Call:** R. McDermott, Chairman; C. Leto, Vice Chairman, J. Henebry, S. Volpone, P. Young, Members; A. Dittami, Alternate Member; L. Ruest, Secretary;

**NOT PRESENT:** P. Robart, Member

**Review Of The Minutes Of The Previous Meeting:**

**MOTION:** To approve the minutes of the February 2006 meeting as written.

**MOTION:** A. Dittami  
**SECOND:** J. Henebry  
4 in Favor, 1 Abstention, Passes

**D. Public Hearings:**

- 1. Case #06-02:** Application from **Reed P. Thompson** for special exception as provided for in Article III, Section 8.7 to allow a septic system for a single-family residence and driveway within the Wetlands Conservation District for property located on Evergreen Drive (Map 4, Lot 32-10).

Reed Thompson, Attorney Elizabeth Bassett, Corey Colwell of AMES-MSA were present. Attorney Bassett addressed the Board presenting support for special exception as provided by application. Relief is needed in order to place structures within the 100' buffer to wetland.

Referring to the plan, E. Bassett identified the 5.9 acre property location on Evergreen Drive, a subdivision approved by the Planning Board in 1987. Most of the lot is covered by wetlands as the Taylor River runs along the back of the property. The Wetlands Conservation District went into effect in 1988. Of the twelve lots approved, two remain vacant. New plans, different from those submitted with the application, were distributed to the Board.

The gray area on the plan is the buildable area of the lot that complies with all current regulations. The house and driveway is within the buildable area. A portion of the 20,000 square foot reserve area is within the 100' buffer to wetland. C. Colwell reported that he learned that the well, located 50+ feet within the buffer, is also defined as a structure and needs to be included in this request for special exception. It was noted that this application was not noticed to include the issue of the well.

Discussion of the 20k area as well as the 5k area and 75' well radius took place at this time. Approximately 4,000 square feet of the reserve area falls in the buffer. Options of moving the building footprint were discussed. Foundation drain separation was taken into consideration. Suggestion was made to reduce the size of the home, possibly a different style house, to allow for more available square footage. Suggestion was also made to relocate the driveway to the right as shown on the plan. C. Colwell stated he would be willing to look at options.

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R. McDermott informed the applicant engineer that the well will need a special use permit from the Planning Board. Also, Building Code requirement 7.1312 does not allow the 5k receiving area to be located within the 50' side line setback. C. Colwell stated he will need to look at this issue as well.

Before opening discussion to abutters, R. McDermott requested that C. Colwell conduct further engineering to determine whether options and required changes discussed this evening can be achieved. Attorney Bassett requested the Board continue this matter to its May 25 meeting.

**MOTION:** To continue this application to the Board's May 25 meeting at the applicant's request.

**MOTION:** C. LETO  
**SECOND:** A. DITTAMI  
**UNANIMOUS**

The Board requested that a follow-up letter be sent to this applicant reminding of the need to apply for relief to the Building Code requirement should it be found that the 5k area does not meet regulations after re-engineering the plan.

**E. Other Business:** The Board held a roundtable discussion for the benefit of the new member. Reminders were given to review properties, as well as packet documentation, before the Board's scheduled public hearings.

**F. Comments or Questions from the Floor:** No comments were heard at this time.

**G. Adjournment:**

**MOTION:** To adjourn the meeting at 8:15 p.m.

**MOTION:** C. LETO  
**SECOND:** P. YOUNG  
**UNANIMOUS**