

PUBLIC HEARING

Proposed Timberline Subdivision

September 3, 2024

MINUTES

Attendees: John Contreni (chair, Planning Board); David Case (Planning Board); Brent Ireland (Planning Board); Mike Roy (Town Manager); Ron Sarol (Code Enforcement Officer). Residents: Joseph McMahon; Linda McMahon; Margarita Contreni; Garth Gardner; Ron Barriault; Conrad Davis; Bonnie DuBien; Sheila Brown; Gordon Brown; Heidi St. Jean; Emily Patrick; John Pearsall; Todd Westfel; Wade Florance; Lauren Brinkmann; + five who joined on Zoom.

1. John opened the meeting at 5:00 p.m. and introduced the Planning Board members in attendance as well as Ron Sarol and Mike Roy. He noted that the PB will not be voting tonight on the proposed application for a new subdivision. This public hearing is the fourth step in a multi-step process laid out in the Greenville Land Use Ordinance for approval of proposed subdivisions. Previous steps included a pre-application meeting; submission of a preliminary plan for the subdivision; and notification of abutters.
2. John then introduced Rodney Folsom, Jr. who, along with Whitney Folsom, owns the land for the proposed 58+/- acre subdivision. Rodney spoke in general terms about the proposed project. He and his wife purchased the property to build their own personal home close to town, while providing some privacy. In addition, there will be 14 lots available for sale. Lots will average 3-4 acres.
3. The floor was then opened for questions, to which Mr. Folsom responded.
 - a. What is the timetable for the subdivision? As soon as the Planning Board approves the subdivision, lots will be available for purchase.
 - b. Will electrical power be above ground? Yes, although a homeowner may choose to bring power to a home underground.
 - c. If there is any blasting necessary to build homes, will abutters and their water wells be protected? Mr. Folsom was not aware of any such protections, other than steel mats. Ron Sarol noted that the Town has no regulations regarding blasting.
 - d. Will there be lake access for the subdivision's lots? No.
 - e. Are the lots buildable? Yes. Each lot has undergone percolation testing and has been found suitable for septic systems.
 - f. Will abutters be able to see the future homes in the subdivisions? Impossible to tell. New homeowners will probably want to insure their own privacy by maintaining the wooded nature of the subdivision. In any event, all lots will observe the setbacks required by the Town's Land Use Ordinance.
 - g. Have prices been established for the lots? Not yet.

- h. Will RVs be permitted on the lots? Perhaps while homeowners are building their homes. They may later choose to park their RVs on their property. However, no mobile homes will be permitted in the subdivision.
 - i. How will lot owners access their lots? Some through Green Street and its extension which terminates on Crafts Road. Others through driveways onto Crafts Road. (The paper roads shown on the Boundary Survey map will not be built.)
- 4. Hearing no further questions, the chair thanked the attendees for their questions and Mr. Folsom for his responses before adjourning the meeting at 5:35 p.m.