



CITY OF GARDINER

PLANNING BOARD

SITE WALK MINUTES

Wednesday, January 5, 2005 @ 4:00 PM
Site Walk – Corner of Marston and Capen Roads

ROLL CALL

Present: Pat Hart Pam Mitchel Allie Vigue

Absent: Deborah Willis Edward Lawrence James Montell, Chair
Bob Moody, Alternate

Also Present: Barbara McPheters, Code Enforcement Officer
Dorothy Morang, Planning Board Recording Secretary

Jan Boucher, Cornerstone Professional Land Surveying, Inc.

- 1.) **The Gardiner Planning Board will conduct a Site Walk to view the area of a proposed 5-lot Sub-Division named Rolling Dam Brook Sub-Division. The Agent is Mr. Jan E. Boucher, Cornerstone Professional Land Surveying, Inc. The property, located at 303 Marston Road, City Tax Map 17, Lot 15 is in the Rural/Resource Protection Zoning District**

Planning Board members viewed the area for the proposed 5-lot subdivision including wetlands, lot lines, driveways and line of site. Each lot would have a septic system and well. Mr. Boucher described the removal of some trees and possible grading down of areas to increase line of site. There is a possibility that there might be a driveway easement on Lot #4 to feed Lot #s 3 & 4. He also is considering a deed covenant that would limit shrubbery near the road to protect visibility.

Behind the lots there would be a common lot area near Rolling Dam Brook. Each lot owner would own 1/5 interest. If they decided to sell their property, the interest in the common lot would go with it.

2. Adjourn
Site Walk adjourned at 4:45 PM