



CITY OF GARDINER

PLANNING BOARD

Planning Board Meeting Minutes

Tuesday, January 10, 2017 @ 6:00 PM

Members Present: Chair, Debby Willis Diane Morabito Les Young
Ron Condon Joel Alexander Zachary Hanley

Members Absent: Pam Mitchel

Also Present: Barbara Skelton, Code Enforcement Officer (CEO)/Assistant Planner
Dorothy Morang, Staff to the Planning Board
Valerian Bolduc, Applicant

- 1.) **Call the Meeting to Order**
Chair Willis called the meeting to order and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Review of Meeting Minutes of December 13, 2016**
Joel Alexander moved to approve the meeting minutes. Diane Morabito seconded the motion.
Vote: 6 in favor. 0 opposed. 1 abstained (Les Young was not at the meeting).
Motion passed.

New Business

- 4.) **Public Hearing – Revision to an Approved Subdivision Plan Review**
Debra Stone, Owner, Valerian Bolduc, Applicant is seeking approval to dissolve a previously approved subdivision named Stonie Acres, (Approved February 13, 2007, Filed March 22, 2007 Kennebec, ss Registry of Deeds, Book 2007 Page 0046). The properties located on Tax Map 010, Lots 012B and 12B 1 – 5 on Christine's Way off from Costello Rd are in the Rural (R) Zoning District.

Chair Willis read the agenda item and asked the Applicant to introduce himself and explain what he is proposing to do.

Mr. Bolduc said he said he has not been able to sell any of the lots since the subdivision was created in 2007 and would like to eliminate the subdivision and turn it into a single field – lots under an acre have not been selling in the rural zone.

Ron asked where the Morse's driveway to their property is located. Mr. Bolduc said 30' this side of the hydrant on Costello Rd. Ron asked how Mr. Bolduc has standing. Mr. Bolduc said he has power of attorney for his sister, Debra Stone, the owner of the property.

Chair Willis asked if he had not been able to sell any lots since the approval of the subdivision. Mr. Bolduc said no. He also noted that each lot is taxed separately for the land and it has cost him a lot of money each year to have the subdivision.

Les asked what the condition of the surface of the lots is – have they been stripped? Mr. Bolduc said no. CEO Skelton noted that she had heard that the top soil had all been removed. She is concerned about erosion in the low areas. Mr. Bolduc said there is grass there – a field.

CEO Skelton asked about the road. Mr. Bolduc said it hasn't been developed other than 200 – 300 yards of gravel has been dumped on top of the field. Les asked what is the condition of the field with that much gravel on it. Mr. Bolduc said he plans to build his house there – he said DEP said he could grade the whole lot and fill in the low areas. CEO Skelton cautioned Mr. Bolduc that he should check with DEP as rules have changed.

6:10 pm Chair Willis opened the public hearing. No comments from the audience. CEO Skelton said that an abutter had come in and was interested in buying the lots.

Chair Willis asked Dorothy if she had received any calls or other contact about this application. She said she had not.

6:11 pm Chair closed the public hearing.

CEO Skelton noted that Ron had asked her if the Planning Board had put any conditions on the subdivision. She said there were none on the board order – Mr. Bolduc had put some on the plans.

Joel Alexander made a motion to collapse the subdivision as the applicant desires. Zachary Hanley seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Members signed the documents for the Registry of Deeds and municipal files.

5.) ADJOURN

Joel Alexander made a motion to adjourn. Zachary Hanley seconded the motion.
Vote: 6 in favor. 0 opposed. Motion passed.

Adjourned: 6:41 pm