

WATERVILLE ESTATES VILLAGE DISTRICT SPECIAL MEETING  
WEEPING BIRCHES ROAD  
NOVEMBER 16, 2006

Attendees: Mike Herring, Corey Smith, Tom Avallone, Mike Baumann, Bart Myer, Lloyd Willey, Roy Weddelton, Ann Verow and Judy Kinney

Meeting started at 3 pm

The meeting started with Tom showing his amended plot plans. Mike Herring pointed out there was no elevation on the new plans and that he has concerns about the elevation and if a cul de sac were to be built at the other end. Discussion followed about grade of road and a cul de sac at the other end of Weeping Birches if one was to be put in. Tom pointed out at a later date it would not be his problem but that of a new developer if that person wants to put a road in at the other end and connect to where Tom has developed then that person will provide those plans.

Tom was asked if he intended to sell the lots and Tom confirmed that he was, discussion insured about future development and the cost to any new owners as the road is developed.

Mike Herring asked if any new owners would be made aware that they would not be allowed to build until the road and cul de sac are put in.

Corey pointed out the district's policy (Tom recommended in 2006) if you are going to develop on undeveloped land in the Estates it's that person that has to bring the road and water up to spec to that point.

Discussion about subdivision of land and what was approved in 2006. Roy pointed out that a subdivision is subject to Estates policies and that Tom is doing up to the cul de sac on the end he's developing. Mike Herring is concerned with being sued by future developer (last in line on road) that has to pay for all infrastructure cost to bring everything up to specs, the Estates will then have the cost sharing expense, Mike pointed out Forest Drive as an example of cost being passed down the line. Lloyd asked what would be the basis of a suet, what obligation that they did not satisfy. Corey pointed out they will have the right to build a cul de sac and does it make sense in regards to the whole aspect with what they are trying to do from the last meeting, the approval of the cul de sac is going in now without details.

Tom pointed out that the plan is speculative on how a cul de sac could service the other homes. The planning board not the commission wanted to know if there was a second road where and how would end. Tom stated he just picked a spot on the road that accessed all 4 lots.

The concern is the ability of someone coming in and using those plans, build the cul de sack that has unresolved issues - Issues are - they wouldn't come before the commission and the town would approve the plan, making a drive way some were off the cul de sack somewhere, the commission would not be aware until building of utilities, the commission would not be aware and the District wants the ability to have the road go through and the cul de sack will have to much fill so the cul de sack would need to be removed creating the same issue there with those properties.

Lloyd pointed out the District wants to preserving the right to have the right a way, Tom has changed the plans numerously and with each change he is doing less the originally stated in his first set of plans. The District still owns the property which gives the District the right to still be involved.

Bart reviewed the facts, suggested a note be put on the plans the says that portion of the road and cul de sack are shown for illustrious purposes only, no construction without approval from Waterville Estates Village District from Snowood to the lower cul de sack, discussion continued.

Mike and Lloyd approved with a note on the plans that will be filed at the registry.

Bart went over how it will be worded, the wording was discussed and approved.

Bart discussed the possibility of elevation grade change in the right away on the end Tom is developing. Tom explained the road was marked in the middle and if and soil was removed it was topsoil that is not suitable for road bed and the road is actually higher than it was in 2007, discussion continued about the elevation and materials.

Bart asked for elevation to be shown on the cul de sac, Tom will have them added for the next evening's meeting with the town.

Discussion continued about fill, the grade, right away and drive ways of future development.

Discussion went to the retention pond and if there would be any issues in the future and utilities.

Bart reviewed the deed restrictions and the issues that need to be resolved, see attached notes.

JLK