

Planning Board Meeting Minutes

Town of Oakland

Date: 3/25/2025

6 PM

- Call to order – Roll call at 6:00 P.M.

Present- Shawn Stevens, Jamie Phair, Jon Cox, Dave Roy, Bob Knowlton

- Old Business- Approval of February 25, meeting minutes. The motion to approve was made by Bob seconded by Shawn and all members were in favor.
- New Business- (2nd) presentation by Randy Butler from Dirigo engineering for a mobile home park on Autumn Lane.

Randy Butler from Dirigo Engineering explained to the abutters and the Planning Board the scope of work for the 12-unit mobile home park that his client is proposing off Autumn Lane. Randy explained that the homes will be new double wide homes. Randy explained that the sewer would be a private gravity line that would connect to the town sewer on Heath Street. Randy is working with Boyd Snowden on plans to make those connections. Bob Knowlton explained that the board would require proof of all easements before final approval of the plan. Bob asked if the park had sufficient water. Randy stated that he has been in contact with Maine Water and will continue to work with them, but he has nothing in writing. Bob asked about the road width and Randy stated that the road would be 24 feet wide. Randy explained that the state requirement is 23 feet. The traveled way will be 20 feet. Bob asked why the developer is asking for a waiver on the slope of the road. Randy stated that the cost related to bringing the road slope up to 8% would be very costly due to excessive fill. Bob explained to Randy that the ordinance states the 8% is the maximum. A discussion took place about deer wintering and waterfowl habitat. Jamie asked about guest parking on the road. Randy explained that each lot will have parking for two as a state requirement. Jamie stated a guest parking lot should be made or the road be widened by 8 feet to accommodate guest parking. Bob explained that the board will require a full-scale survey from a licensed surveyor. Bob pointed out that part of lot 7 appears to be in the ROW for the road. Jamie asked if there was consideration made for screening and buffering. Randy stated that he would work with the developer on a plan to add some. Bob stated that he would like to see a letter from an attorney stating that they have reviewed all deeds and bylaws and that the plan meets all requirements.

Bob made a motion to accept as a continuation of the plan. Jamie seconded and all were in favor. adjourn was made at 7:38pm by Jamie, Bob seconded and all were in favor.