

PUBLIC HEARING
MINUTES OF MEETING
COUNTRY CLUB ESTATES

HELD: Thursday, August 13, 1964
7:30 p.m.
Planning Board Office

ATTENDING: Wallace Akerman, Raymond Bardwell, Robert Lapointe, Donald Chick,
Arthur DuBois, Raymond Ouellette, Henry Neil.

Chairman Akerman called the meeting to order at 7:35 p.m.

Secretary Robert Lapointe read aloud the call for the hearing. The Chairman then called upon any person who wished to speak in favor of the proposed subdivision. Mr. Walter Fisher stated that he wished to be noted to be in favor. He declared that although development of the land in question would be slow and difficult he felt that a need exists within the community for such a development.

The Chairman then called for any opposition to the proposed subdivision.

There was none:

Planning Director Henry Neil informed the Board that in accordance with the instructions of the Board he had discussed the reserve strip incorporated in the subdivision design with Mr. Fisher. An agreement had been reached whereby Mr. Fisher would transfer the land in question to the city with certain stipulations attached governing the use of the land.

Mr. Chick noted that only the City Council could accept property and asked the effect on the subdivision approval if the Council refused to accept the land.

Mr. Neil answered that he would have to check that situation with the City Solicitor.

Mr. Chick and Mr. Fisher then discussed the purposes of the proposed reserve strip. Mr. Chick then stated that some method of computing costs to be shared by adjacent land developers should be incorporated in the agreement. Mr. Fisher stated that his records would be available for this purpose.

Mr. Davis stated that he felt the creation of this subdivision would establish an area suitable for investment in high price, high quality housing.

Mr. Fisher noted that special legal problems in the ownership of the adjacent Janetos property prevented his acquiring clear legal title to the property.

Mr. Chick then asked if Mr. Davis had been able to design a solution to the problem noted at the road curve near Sligo Road.

Mr. Davis answered that he had tried several but for a variety of reasons

could propose only one which would solve the problem. After some discussion between Mr. Bardwell, Mr. Chick and Mr. Davis it was the general opinion that this alternative would be acceptable. Mr. Chick asked if the proposed amended subdivision conformed to the subdivision regulations. Mr. Neil answered that two points would require waiving by the Board of the regulations. The first involved a 10% street grade, the second the length of the Cul-de-sac. Mr. DuBois asked about easements. Mr. Fisher answered that if the Board made approval contingent upon easements, he would attempt to obtain them.

The Planning Director then noted that all three points of contention appeared to have been met, the three being street curvature, easement provision and the reserve strip.

Chairman Akerman asked if there were any more questions.

Mr. Chick asked what action was now necessary.

Mr. Neil answered that the Board now must decide to approve or disapprove the subdivision.

Mr. Chick noted that this action could be taken only at a meeting of the Board and not at a Public Hearing.

Motion by Lapointe seconded by DuBois that the meeting be adjourned. Motion adopted unanimously. The Chairman declared the meeting adjourned at 8:30 p.m.

Robert W. Lapointe