

Town of Glenburn  
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Planning Board Minutes  
Wednesday November 12<sup>th</sup>, 2025 6:30PM

**Public Hearing:** To hear testimony and receive public comment on a request by Southgate Apartments, LLC for a Land Use Permit to construct 11 single family residential lots on Ohio Street, Tax Map 13 Lot 001 creating a major subdivision.

Ed Goodwin opened the public hearing at 6:30PM.

Lucy Feeney, engineer for Hayley Ward, spoke for Southgate Apartments, stating the thirty-six-acre parcel would be divided into eleven residential lots. The owner will be maintaining the development, with maintenance and plowing the road. The subdivision will be a paved road, though there is a section of unpaved road on Ohio street leading to the entrance. They will also be hiring a private hauler for solid waste. Multiple residents residing on the unpaved section of Ohio Street all had similar concerns of the state of road and adding more traffic to it. Heidi Stanhope asked if Southgate Apartments will be maintaining the section that leads to their subdivision entrance. Erin Howard said with the spring mud as well as winter ice, the road becomes difficult to pass. The road is already privately plowed and sanded and grated. Michael Cote stated the subdivision ordinance requires new roads to be “up to specs” and believed that should include the section of road that would be driven on to get to the subdivision. The trash company is unable to travel down the road certain times of the year. Kacey Danforth stated the people that abut Ohio street are responsible for maintaining the road, up to center line, so the developer should also be responsible for their section of road as well. Stacey Davenport stated kids residing in the potential development would not have a school bus driven to them as the school bus will not go down outer Ohio Street.

Ed Goodwin closed the public hearing at 6:48pm.

1. ROLL CALL

Present were regular members Ed Goodwin, Thomas Wolf, Theresa Porter, and Sharon Nason.

2. Approval of the September 9<sup>th</sup>, 2025 Planning Board Minutes, and August 29<sup>th</sup>, 2025 Site Visit Minutes.

Thomas Wolf motioned to accept minutes as written; Theresa Porter seconded. Approved 4-0.

3. [PB025-012] Haley Ward on behalf of Southgate Apartments, LLC request for a Pre-Application Meeting with a sketch plan for a Major Subdivision. The property is located on Ohio Street, Tax Map 13 Lot 001.

Lucy Pene said they are working with developer to meet state regulation for wetland and environmental impact. Ed Goodwin stated Ohio Street where it goes from pavement to dirt is a private road. His concern is emergency services need to be able to serve the additional residential

lots. A proposal needs to be submitted showing that they can serve the additional needs of the residents. Thomas Wolf asked if they will be providing complete test pits results. Lucy Pene said the current ones submitted are just an initial investigation, they have now been making their tentative lot lines and will have results on the remaining residential lots at the next meeting. Ed Goodwin also said the next part of the application will need to include fire suppression. Jordan McLaughlin, Code Enforcement Officer, said he needs to see something addressing the road issue brought to attention in the public hearing.

Theresa Porter motioned to accept the pre-application as complete, Thomas Wolf seconded. Approved 4-0.

Planning Board scheduled a site visit for 2pm on the 21st of November.

4. [PB025-13] Plymouth Engineering, Inc. on behalf of Sweet Water Ridge, LLC request for a Preliminary Plan of a Major Subdivision. The property is located on Pushaw Road, Tax Map 21 Lot 017.

Amy Young with Plymouth Engineering said the subdivision has gone from thirteen lots to twelve. The new road will meet town ordinance restrictions and be up to code. Amy Young said the owner of Sweet Water Ridge subdivision will oversee maintaining the road as well as the existing pond on the property. A few items that will need to be addressed in the next meeting is if the road will have a road association, some verbiage on the long-term maintenance of the road and fire pond, and the result of a DOT permit. Robert Lad, resident of Pine Hill Drive voiced some of his concerns with the drainage of water that could end up on his property. He also stated the property has been part of the Pushaw Snowmobile Club for decades.

Theresa Porter motioned to move to the final application phase. Sharon Nason seconded Approved 4-0.

PLANNING BOARD ITEMS Jordan McLaughlin informed planning board of the hire of two new members. Dana Lacadie and Jimmy Lee have filled the vacant planning board positions. There is now one alternative position left. Theresa Porter inquired about any floodplain training for future shoreland zone permits. Jordan McLaughlin said that he has found no dates yet but is continuing to look into it.

### CEO ITEMS

### ADJOURNMENT

Theresa Porter motioned to adjourn at 8:00PM. Sharon Nason seconded. Approved 4-0.

NOTE: It will be up to the Planning Board to decide to continue meeting beyond 9 PM.

Any citizen who wishes to participate in this meeting and needs special accommodations due to a disability should contact the Glenburn Town Office at 942-2905 as soon as possible.