



Town of China

571 Lakeview Drive; China, Maine 04358
(207) 445-2014 info@chinamaine.org

Approved by the Planning Board by a vote of 3-0 on April 25, 2023

China Planning Board Meeting April 11, 2023

Location: 436 Lakeview Dr, China, ME

Board members in attendance: James Wilkens, Natale Tripodi, Walter Bennett and Toni Wall

Board members not in attendance: Michael Brown

Attendees: Robert Bernheim, Patricia Bernheim, Larry Constanzer, Mary Ann Constanzer, Claire Breton, Dennis Breton, Adam Ellis, and Susan Gaylord

Assistant CEO Nick French - present

Board Member Wilkens opened site visit at 5:30pm

Introduction:

The reason for the site visit was to review the lot locations for the proposed Killdeer Heights Subdivision. The visit will allow the Planning Board members to view the locations of the lots and their proximity to abutting properties. The visit will also allow the Planning Board Members to view the topography of the proposed area.

New Business

Mr. Ellis guided the Planning Board members and member of the public around the proposed locations. There are 4 lots total with the 2 front lots located on Route 202 and the 2 back lots located on Mountain View Road.

Mr. Ellis advised they would view the front lots first. Mr. Ellis pointed out the location of the property lines for Lot 3 along with the location of the soil test pit. He advised that the soil test for the lot passed.

Mr. Ellis then brought the group to Lot 4 and pointed out the locations of the property lines and soil test pit. Chair Wilkens inquired if the lot was under an acre? Mr. Ellis the lot is under an acre. Chair Wall asked about the road frontage for the lots. Mr. Ellis explained the road frontage is 150 to 170 feet. Mr. Ellis provided a map of the proposed properties and members of the public pointed out where their properties are relation to the proposed subdivision lots.

Mr. Ellis then guided the Planning Board member and members of the public to the bottom 2 lots located on Mountain View Road. There was discussion on the condition of the road and the condition of the road during the Spring. Mr. Ellis explained the is a 150-225-foot-wide wooded buffer. Chair Wilkens questioned the locations of septic systems and wells. Mr. Ellis explained lots have been soil tested. Board Member Tripodi noted that the on back of the 2 lots is a very steep slope with ledge. Chair Wall inquired how far back the lots go? Mr. Ellis advised 150 feet and stated the flags are the property line. Board Member Bennett commented that 100 feet back on the property is solid rock. Board Member Tripodi



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expressed his concern the rock ledge on the backside of the property. Board Member Bennett inquired into where the property line ends? Mr. Ellis pointed the location of the property line. Susan Gaylord showed the group where her property was in relation to the proposed lots. Chair Wilkens questioned the locations of driveways? Mr. Ellis explained the locations of the driveways depends on where the house is going to be built.

Board Member Bennett explained his concern with the slope of the land and the need to have a buffer. It was advised that in the Spring or during heavy rains, the water runs off the ledge like a waterfall. Mary Ann Constanzer advised there is actually a water channel in the rock formed by all the water runoff over the years.

Mrs. Gaylord explained the road is a private road and was not built for traffic. She advised she is concerned regarding if there were every any issue with the septic systems on the lots, that the sewage would be washed down into the lake. Mrs. Gaylord explained there is a bog across the road from the lots.

There was comment from the public regarding the impact on wildlife habitat.

Adjourn

Site visit was completed at 6:10pm

Respectfully Submitted,
Dawn Kilgore
Planning Board Secretary