

From PB Minutes of 2014-01-15

Preliminary Hearing: Wayne Morrill: Map 5, Lot 8: Hauslein Property: 94 Hayes Road, 60 acres:

Mr. Wayne Morrill introduced himself to the Board. He indicated that he looking to develop a 60 acre piece of property on Hayes Road that is currently under contract. The property is on the Lee line and he is currently working with the Lee planning board. The plan includes 6 residential single family lots with frontage on Hayes road, all which meet the 200 feet of frontage requirement. Mr. Morrill stated that he is looking for information on Old Road. He added that each lot will be over 5 acres of land and would not need State subdivision approval.

Member Hodsdon stated he used to be the owner of the horse farm and Old Road. He indicated that Old Road used to be called Bodge Road and that he is not sure why it was abandoned. The road passed the farm going out to the arena in the back and the land out back. Member Hodsdon stated that there are 3 different owners abutting the other side. He added that it is not a town class 6 road to be opened by bringing it up to standards. The road was never claimed by any abutter. Member Hodsdon stated all he could find was a town report that shows the vote to abandon the road.

The Chairman questioned his plans with the road. Mr. Morrill stated they'd like to use that road to access one of the lots because of the wetland crossing necessary from the other access. Member Hodsdon stated that where there is no ownership on that road, it could be tough.

Member Hodsdon suggested that Mr. Morrill could put some of the land into conservation. He doesn't think that Town funds are available for the purchase but it could be a tax deductible gift.

Mr. Morrill asked if the town has many duplex lots. Member Hodsdon stated about 95% of residences in Madbury are single family homes. To have a duplex, 75% of the 120,000 square feet would need to be uplands. He added that accessory apartments on a 80,000 square feet lot are allowed.

Mr. Morrill stated that he wants to do a nice looking single family residential development. He is in the process of submitting in Lee for an open space subdivision.

Mr. Mettee asked if when Mr. Morrill considered the subdivision spreading across the two towns, if he envisioned using both properties to create a contiguous development or was it always two separate parts. Mr. Morrill stated that the transition between Lee and Madbury wasn't really feasible. To put a road through Madbury would not produce any yield for the effort

Member Burbank asked if there would be a single builder for all the lots. Mr. Morrill stated they hope to sell the whole thing to one builder so it's a unified look and value.