

Hearing of Lakeville Shores with the Town of Cooper

January 5, 2015 at 6:30 p.m.

Attending: Doug Pelletier, Scott Jamieson, Karen Holmes, Sandy Lyon, Dan Ackley, Lynne Brown, John Viselli, Mary Dunn, Stuart Shotwell

Starting time: 6:34 p.m.

Lakeville Shores is holding this meeting as part of the process for developing a subdivision on Birch Point.

Dan introduced representative of Lakeville Shores, Steve McLaughlin and Elgin Turner. This is part of the process and if anyone has a question or concern these are the people to ask. It is not a development, it is a sub-division plan. Before anyone who buys a lot can build, they must come to the Town to get a building permit.

Steve: what they are talking about is a 14 lot subdivision on the westerly edge of a larger parcel owned by Lakeville Shores. There are two open space areas that equal about 16 acres. Public use is for anyone in the subdivision or a resident of the Town of Cooper. It will be for hiking, fishing, or putting a hand carried boat on the Lake. There is an installed dry hydrant that was approved by the Army Corps of Engineers. Deeded access to the dry hydrant site will be granted to the Town. The roadway will be cared for by a lot owners association, so there will be no cost of upkeep to the Town. At some point, the lot owners association will take over care of the road from Lakeville shores. The Town of Cooper will still have access to use the roads, and that will not change. Steve has been here before and met with the assessors and planning board, and they have paid the amount of tax to cover the changes on the land use. They have a preliminary permit from the planning board. They are planning some additional survey work, but they need to be able to get out on the ice to do it. They have some basic protective guidelines and it is good for Cooper. In the midst of the 14 lots there are some lots that can be further divided, and others that can never be divided. Cooper will always have control. No lot can be divided for 10 years. No commercial use, single family use only. When Lakeville Shores sells a lot, these stipulations will be part of it.

Elgin: He has to check with a lawyer, but he thinks other landowners have use, and that the Cooper Taxpayers have access to the two open, or reserved, areas.

Steve: we are not at the final stage yet, but getting closer. When the easement provides access to the dry hydrant, it will specify that access is from the highway to the hydrant.

Questions?

Stuart – what kind of services are they providing to buyers? Electricity is there already. They will have to put in wells and subsurface septic systems. Stuart said that Cooper is already working on putting in better quality internet, and he thinks it would be a good selling point. Stuart will get in touch with them if we can work together on the internet access. Steve and Elgin agreed to discuss further.

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Steve – has been in the real estate business for a long time but doesn't really know much about internet. Perhaps the Hughes Net is a viable option. Steve suggested that the Lot Owners association may want to be part of that. Stuart will get in touch with them at some point in the future.

Dan said that the question about a septic system is in the ordinance, which they can't sell unless there is an identified place for a septic system. He encouraged everyone to read a copy of the ordinance.

Steve – they do have a location of suitable soils on each lot identified, but it will still need to be approved depending on the size and location of the house. Soil samples still need to be taken. They must still go to the Town for permits when they do that.

Stuart – how far are they from selling lots? Will there be any sales soon?

Steve – they want to move along with the process and they need to get the survey done, get the easement recorded with the Town of Cooper, and then they are ready to sell the lots. There *may be* lots for sale by summer. A lot depends on the economic environment, which we all have no control over. If people had just closed their eyes and moved on in spite of the economy, these lots would have sold already.

Dan – most people are interested in a bare lot. Steve agreed.

Lynn – asked Elgin if he had a map that showed the shape of lots? Elgin showed his map to those present who were interested. Then several people went up to look at the map.

Dan said he had heard that some people on the East Ridge side were concerned that they might look across and see the lots, but that isn't possible, there is a buffer zone.

Meeting Adjourned at 7:04 p.m.