

## NORTH BERWICK, ME 03906

### MINUTES OF PLANNING BOARD JUNE 9, 2016

**Present:** Chairman Geoffrey Aleva, Jon Morse, Barry Chase, Rick Reynolds, Anne Whitten, Matthew Qualls, James Allaire, CEO

**Also Present:** Erik Christiansen from South Coast Construction Corp., James Bacon from Great Hill Survey Co., Justin Perry from Perry Building and Restoration

1. Call To Order:

Chairman Geoffrey Aleva called the meeting to order at 6:33 pm.

2. Review Previous Minutes:

Rick Reynolds stated that he found a couple of corrections on Page 3. The first one is in the first sentence in the first paragraph under the 3.2 section. It currently reads, "...a letter from the Town Attorney stating that they septic system cannot go where they had it.". It should read, "...a letter from the Town Attorney stating that the septic system cannot go where they had it.". Also in the 4<sup>th</sup> sentence in the 2<sup>nd</sup> paragraph under the 3.2 section where it currently reads, "...layout of the septic system and go show where it is going to be located.". The word "go" needs to be removed.

Jon Morse motioned to approve the minutes of May 26, 2016 as amended. Rick Reynolds seconded the motion. VOTE: 3-0 Abstain: 2

3. Current Business:

3.1 A proposal from South Coast Construction for a single lot sub-divided located on Lebanon Road (Tax Map #3, Lot #97-11)

Erik Christiansen from South Coast Construction Corp. and James Bacon from Great Hill Survey Company stepped forward to discuss the project. James Bacon stated that Erik owns a piece of property on Lebanon Road. Mr. Bacon pointed it out on the map. It is located right before the mobile home park and Five Corners. They have come before the Board because they are making a change to a subdivision plan that was recorded in 1972. They want to do a simple split. They constructed a home on the northerly lot and he wants to get approval to change the subdivision because it is a changeable subdivision. Mr. Bacon stated that the Gorman property to the south is one that he did 16 years ago. It had been reviewed and approved.

Chairman Aleva asked Jim Allaire if he had any issues with the project. Mr. Allaire stated that he did not have any.

Chairman Aleva opened the Public Hearing at 6:36 pm. There was no comments at this time. Chairman Aleva closed the Public Hearing at 6:37 pm.

Chairman Aleva asked the Board members if they had any comments or questions. Rick Reynolds asked what the zoning was in that area. Jim Allaire stated that it was in the Village B District. Chairman Aleva asked Jim Allaire if they met all of the frontage requirements and lot area requirements and Mr. Allaire said that they did. Chairman Aleva asked if there were any restrictions from the previous subdivision. Mr. Allaire said that he did not find anything.

Chairman Aleva asked if this property was on the public sewer. Mr. Bacon said that it was not. Anne Whitten asked what the frontage was on the property. Jim Allaire said that it was 125 feet. Jon Morse asked what the setback was for the wetlands. Jim said that it was 100 feet and he stated that these wetlands have been delineated. Mr. Christiansen stated that it shows on the septic design and it was determined that it was not a wetland.

Anne Whitten asked the other Board members for clarification on subdivision. She thought that if you had one lot and divided it into two lots, it was not a subdivision. She thought it had to be at least three lots. Chairman Aleva stated that this property was part of a previous subdivision years ago. Because it was part of a previous subdivision they needed to come back before the Board to change it. If it was just a lot that was created outside of a subdivision, they could split it without coming before the Board.

Rick Reynolds motioned to approve Conditional Use Permit for South Coast Construction to sub-divide a single lot on Lebanon Road (Tax Map #3 Lot #97-11). Jon Morse seconded the motion. VOTE: 4-0 Abstain: 1

3.2 A proposal from Justin Perry of Perry Building and Restoration LLC. to lease the property at 18 Eastern Ave. The new proposed use will be for a woodworking shop and contractor storage. (Tax Map #18 Lot #26)

Justin Perry stepped forward to discuss the project. He stated that he wanted to take the railroad station and change it into a woodworking shop.

Chairman Aleva opened the Public Hearing at 6:47 pm. There were no comments. Chairman Aleva closed the Public Hearing at 6:47 pm.

Jon Morse asked if this was in the Industrial District and Mr. Perry stated that it was. Chairman Aleva asked Mr. Perry if he was going to be expanding the building or just renovating on the inside using the same footprint. Mr. Perry stated that he was just working on the interior of the

building. Chairman Aleva asked Jim Allaire if the use was allowed in this zone. Mr. Allaire stated that it was allowed. Chairman Aleva asked if this was before the Board because it was a change in the use. Mr. Allaire stated that they were here because they are changing from one commercial use to another. It was a mechanic shop before for Littlefield Brothers Trucking. The occupancy has changed and they want it to be a woodworking shop.

Barry Chase motioned to approve the Conditional Use Permit for Justin Perry to use as a woodworking shop at 18 Eastern Avenue. (Tax Map 18, Lot 26). Jon Morse seconded the motion. VOTE: 5-0

3.3 Aroma Joes/Car Wash: Signing of the plan for the proposed Aroma Joes/Car Wash approved at the April 28, 2016 meeting. (Tax Map 22 Lot 74-1)

Jim Allaire stated that they are not present for the meeting tonight. They have a couple of changes to make to the plan but they have not completed it yet.

3.4 Other Business:

Jim Allaire stated that they received the updated plans for the mobile home park today so that will be coming up at another meeting soon.

4. Adjournment:

Jon Morse motioned to adjourn the meeting at 6:52 pm. Barry Chase seconded the motion. VOTE: 5-0

James Allaire  
Planning Coordinator

Respectively submitted,  
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Rick Reynolds

Jon Morse

Anne Whitten

Matthew Qualls