

## NORTH BERWICK, ME 03906

### MINUTES OF PLANNING BOARD AUGUST 25, 2016

**Present:** Chairman Geoffrey Aleva, Rick Reynolds, Barry Chase, Anne Whitten, Matthew Qualls, Roger Frechette, CEO

**Absent:** Jon Morse

**Also Present:** Richard Bronder, Dwayne Morin

1. Call To Order:

Chairman Geoffrey Aleva called the meeting to order at 6:30 pm.

Chairman Aleva moved Matthew Qualls up to full voting status.

2. Review Previous Minutes:

There are 2 sets of minutes to review and approve tonight. The first one is the minutes for July 28, 2016.

Rick Reynolds motioned to approve the minutes from July 28, 2016 as written. Matthew Qualls seconded the motion. VOTE: 4-0 Abstain: 1

The next set of minutes is for August 11, 2016.

Rick Reynolds stated that on Page 4 in the last sentence on the first paragraph, it reads, “She stated that Paul’s indicator to her...”. It should read, “She stated that Paul’s indication to her...”.

Anne Whitten stated that on Page 1 the last complete sentence in the last paragraph currently reads, “Mr. Allaire stated that they were not really grandfathered but they were never carried through.”. It should read, “Mr. Allaire stated that they were not really grandfathered and the permits were never carried through.”.

Rick Reynolds motioned to approve the minutes of August 11, 2016 as amended. Barry Chase seconded the motion. VOTE: 3-0 Abstain: 2

3. Current Business:

3.1 Application submitted by Bronder Construction to add an In-Law Apartment to a new permitted home under construction. The In-Law Apartment is allowed per Article V 5.2.20

Chairman Aleva asked the Code Enforcement Office, Roger Frechette if he had any issues with the project. Mr. Frechette said that he had no issues with it.

Richard Bronder stepped forward to discuss the project. He stated that the person buying the house is Jason Hall and is currently living with his mother-in-law. He said that they all get along great and they want to build a new house with an in-law apartment so they can move her with them. She will basically have one big room with a kitchenette in it.

Rick Reynolds stated that because the property is under construction, he doesn't think that they can approve an in-law apartment because they don't know that it will be used as an in-law apartment. He believes that it should be approved once the house is built. Chairman Aleva said that he believes that this is the reason this is before them tonight. Barry Chase asked Mr. Bronder if he still owned the property and was going to sell it to the Hall's after the house was built. Mr. Bronder said that this was correct. Mr. Chase asked if he had a purchase and sales agreement and Mr. Bronder said that he did. Mr. Chase said that he should give the CEO a copy of that agreement when getting the permit. He said that they can set it up as a condition that this approval is only valid as part of the sale to the Hall's.

Barry Chase asked him if there would be any cooking done in this apartment. Mr. Bronder said that there would be. Dwayne Morin stated that they originally were going to just add a room but they decided to add a kitchen so this is why they had to come before the Planning Board. He stated that having a stove is what defines it as an apartment.

Chairman Aleva agreed that they should definitely have a condition stating that Mr. Bronder provide the purchase and sales agreement when he comes to obtain the permit. Anne Whitten asked what would happen if they build the building and the Hall's decide not to buy the property. Barry Chase said that the new owner would have to come back before the Planning Board.

Anne Whitten asked how it can be proven that an in-law will actually be moving into the apartment. Dwayne recommended that the person purchasing the property provide a statement to the CEO stating that his mother-in-law is moving into the apartment. He should do this prior to the town issuing the permit for the garage. Mr. Bronder stated that the mother-in-law will be purchasing the home with the Hall's and believes that her name will also be on the deed.

Barry Chase motioned to grant the Conditional Use Permit to Bronder Construction to construct an in-law apartment with the following conditions:

1. The applicant will provide the Purchase and Sales Agreement to the CEO.
2. The buyer will provide a statement of intent stating who will be living in the apartment.

Rick Reynolds seconded the motion. VOTE: 5-0

### 3.2 Other Business:

Dwayne officially introduced the new Code Enforcement Officer, Roger Frechette to the Planning Board.

Chairman Aleva asked if there was anything coming up. Dwayne stated that they are waiting on the final plans for the mobile home park but he doesn't see that happening anytime soon. He stated that he did talk to Paul Danforth regarding the 5 lot subdivision on Sunset Avenue. He is hoping to have the preliminary plan submission by the end of next month. Dwayne said that the Board will have the used car lot from Berwick present at the next meeting to discuss expanding their business into North Berwick.

Barry Chase asked what the status was with the construction of Aroma Joe's. Dwayne stated that they are closing on the property on September 24<sup>th</sup>.

Dwayne also informed the Board that Pratt & Whitney will be adding parking. He said that they currently have 1,680 employees and 300 contractors and they will be adding another 400 positions within the next couple of years.

### 4. Adjournment:

Rick Reynolds motioned to adjourn the meeting at 6:53 pm. Barry Chase seconded the motion.  
VOTE: 5-0

Roger Frechette  
Planning Coordinator

Respectively submitted,  
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Rick Reynolds

Jon Morse

Anne Whitten

Matthew Qualls