

**NORTH BERWICK, ME 03906**

**MINUTES OF PLANNING BOARD SEPTEMBER 8, 2016**

**Present:** Vice Chairman Rick Reynolds, Barry Chase, Jon Morse, Matthew Qualls, Anne Whitten, Roger Frechette, CEO

**Absent:** Chairman Geoffrey Aleva

**Also Present:** Nigel Paul, Harvey Paul, Wayne Whitten

Vice Chairman Rick Reynolds will be the Acting Chairman for tonight's meeting.

1. Call to Order:

Acting Chairman Rick Reynolds called the meeting to order at 6:30 pm.

Chairman Reynolds moved Matthew Qualls up to full voting status.

2. Review Previous Minutes:

Acting Chairman Reynolds stated that on Page 2 in the last sentence, it currently reads: "1. The will provide the Purchase and Sales Agreement to the CEO.". It should read, "1. The applicant will provide the Purchase and Sales Agreement to the CEO.".

Barry Chase motioned to approve the minutes of August 25, 2016 as amended. Matthew Qualls seconded the motion. VOTE: 4-0 Abstain: 1

3. Current Business:

3.1 Application review submitted by HP Auto Sales for the expansion of a use bordering a town line. Article 4.2.J. Applicant proposes to expand his automobile sales business into North Berwick.

Vice Chairman Reynolds stated that the conditions that need to be met for this application are as follows:

1. The use cannot expand more than 250 feet along the existing roadway frontage.
2. The use cannot expand by more than 50%.
3. The use must have 100 foot vegetated buffer.
4. The use cannot be closer than 250 feet from the existing residents.

Harvey Paul stepped forward to discuss the project. Vice Chairman Reynolds stated that the plans need to include all of the above conditions. Mr. Paul stated that he believed that they did. He said that Tom Harmon from Civil Consultants had drawn up the plans and he said that they met all of the criteria required.

Anne Whitten asked for clarification as to where the site was actually located. Jon Morse stated that it was the car sales place on Route 4. He stated that the Town had approved the Ordinance at the last Town Meeting to allow this to take place. The Board members all reviewed the large site plan and Mr. Paul showed them exactly where they were looking to expand. Mr. Paul stated that it was just to expand the gravel parking lot that they currently have on the Berwick side of the property. He said that the whole thing is less than 200 feet. Vice Chairman Reynolds asked if he was going to put up any structures. Mr. Paul said that he wasn't and it was just going to be a gravel parking lot.

Acting Chairman Reynolds asked Mr. Paul how close the nearest resident was to his property. Mr. Paul stated that the nearest one would be on the Berwick side and is about 1200 feet away. He said that across Route 4, it is all commercial to North Berwick. After North Berwick, the closest residence would be thousands of feet north. There is no one close to them at all in regards to any residences.

Acting Chairman Reynolds asked Roger Frechette if he had any comments or concerns with the project. Mr. Frechette said that everything was in compliance and looks good.

Anne Whitten motioned to approve the application for applicant Harvey Paul for HP Auto Sales for the expansion of a use bordering a town line to expand his automobile sales business into North Berwick per Article 4.2.J. Barry Chase seconded the motion. VOTE: 5-0

### 3.2 Other Business:

No other business at this time.

### 4. Adjournment:

Jon Morse motioned to adjourn the meeting at 6:48 pm. Anne Whitten 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