

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD SEPTEMBER 14, 2017

Present: Anne Whitten, Jon Morse, Matthew Qualls, David Ballard, Roger Frechette, CEO

Absent: Chairman Geoffrey Aleva, Barry Chase

Also Present: Marc Cardullo, Wayne Whitten, Paul Danforth

1. Call To Order:

Chairman Geoffrey Aleva is absent tonight so Vice Chairperson Anne Whitten will be the Acting Chairperson for tonight's meeting.

Acting Chairperson Anne Whitten called the meeting to order at 6:30 pm.

Acting Chairperson Whitten moved David Ballard up to full voting status.

2. Review Previous Minutes:

Acting Chairperson Whitten stated that there were two sets of minutes to review tonight. One for August 10, 2017 and one for August 24, 2017.

David Ballard motioned to approve the minutes of August 10, 2017 as written. Matthew Qualls seconded the motion. VOTE: 3-0 Abstain: 1

Jon Morse motioned to approve the minutes of August 24, 2017 as written. David Ballard seconded the motion. VOTE: 3-0 Abstain: 1

3. Current Business:

3.1 Preliminary review of a 5 lot subdivision on land owned by Nancy Graham Trustee located on Sunset Avenue.

Paul Danforth and Marc Cardullo stepped forward to discuss the project. Mr. Danforth stated that this proposal has been before the Board a couple times before and was approved at the sketch plan level. He stated that he has been really busy with the bridge project so has missed the deadlines. He is back now to move forward and try and get it finalized.

Mr. Danforth reviewed the plan with the Board members. He pointed out where the development was located between Sunset Avenue and Maple Street. He stated that Nancy

Graham and her husband used to live in the house and the land was used to grow flowers. They were florists and had greenhouses there as well. He said that Mr. Graham passed away a few years ago and Mrs. Graham decided to move. Mr. Danforth stated that they are looking to divide the property into 5 lots. The house lot has already been sold and is not included in this project.

The frontage for the development would be on Sunset Avenue with 100 feet of frontage. He spoke with the Water District and Sanitary Districts and they stated that it would be best to do everything off of Sunset Avenue rather than coming in through Maple Street. This will most likely be the least costly approach.

There is a triangle section on plan on the Lot 5 parcel. Acting Chairperson Whitten asked what this was going to be for. Mr. Danforth stated that the neighbor that lives there had expressed that he might have an interest on buying that little area. Mr. Danforth stated that he needs to go back to the neighbor and present him an offer. Even if they do sell the neighbor that piece, Lot 5 still has plenty of land available. He stated that the neighbor has a shed that actually comes over onto Mrs. Graham's property, so if he doesn't buy the small parcel, the neighbor will have to move the shed.

Acting Chairperson Whitten asked Roger Frechette if he had any comments regarding the project. Mr. Frechette said that everything looks good. They are meeting all of the setbacks, frontages and square footages. Mr. Danforth stated that the Planning Board members at the time of the original submission had done a couple of site walks. He stated that they do have a list of some waivers that they will be requesting. He said that because the land is so flat and there are only a couple of drainage ditches, they will be asking for a waiver on the topography study as well as a waiver for a traffic study.

David Ballard asked Roger if there was a dead end road issue on this project like the previous project they had reviewed. Roger stated that this is a pre-existing road so they are all set. Roger did tell Mr. Danforth that Dwayne Morin was looking for some kind of turnaround for the plow trucks. Mr. Danforth stated that they did show this on the original sketch plan and they will add it back in. Roger said that the other issue is the placement of the snow. They don't want to block the driveway. Mr. Danforth stated that there were different options that they could do so it shouldn't be a problem.

David Ballard asked if there was a fire hydrant on Sunset Avenue. Mr. Danforth said there was and pointed out where it was on the plan. He stated that it is beyond their property. He did speak with the Water District and asked if it would be required or beneficial to add a hydrant. They told him that it would not be necessary because they can reach everything with their hoses.

Acting Chairperson Whitten asked the Board members if they were interested on doing a site walk. Most of the members had already been so those that didn't said that they would go out and check it out on their own.

Acting Chairperson Whitten asked if October 12th would be enough time for them to be ready for a Public Hearing and Mr. Danforth said it would be. Acting Chairperson Whitten stated that they also need to set up an escrow account for \$5,000.

Matthew Qualls motioned to approve the sketch plan for the 5 lot subdivision on Sunset Avenue on land owned by Nancy Graham, Trustee. Jon Morse seconded the motion. VOTE: 4-0

3.2 Review Moratorium Ordinance regarding Retail Recreational Marijuana

Acting Chairperson Whitten stated that Dwayne Morin had given the Planning Board members a copy of a draft Moratorium Ordinance regarding Retail Recreational Marijuana. She stated that he just wants the Board to review it. Roger stated that they will be having a Public Hearing but this will not happen until the State figures out what the rules and regulations will be for them.

4. Adjournment:

Jon Morse motioned to adjourn the meeting at 6:50 pm. Matthew Qualls seconded the motion. VOTE: 4-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard