

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD FEBRUARY 22, 2018

Present: Vice Chairman Anne Whitten, Jon Morse, Annette Hume, Roger Frechette, CEO

Absent: Chairman Geoffrey Aleva, Matthew Qualls, David Ballard

Also Present: Lee Jay Feldman, SMPDC, Doreen Ladrie, Lawrence Ladrie, Thomas R. Littlefield, Bryan Hanson, Tom Wood, Michael P.(?), Marc Cardello, Anne Carlsson, Paul Danforth

1. Call To Order:

Vice Chairperson Anne Whitten will be the Acting Chairperson for tonight.

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

Acting Chairperson Whitten moved Annette Hume up to full voting status for this meeting.

2. Review Previous Minutes:

Acting Chairperson Whitten stated that they did not have enough people present that were at the last meeting to vote on them. They will be tabled until the next meeting.

3. Current Business:

3.1 The applicant proposes an In-Law Accessory Apartment located at 71 Lower Main Street consisting of 639 square feet of habitable area. Based on the Town of North Berwick Zoning Ordinance, Article 4.2 Land Uses (table), a Conditional Use Permit shall be obtained for this type of use in the Village B District. (Tax Map 014 Lot 012)

Lawrence and Doreen Ladrie were present to discuss the project. Acting Chairperson Whitten read the Ordinance 5.2.20 In-Law Accessory Apartment standards.

An apartment meeting the following standards shall be considered to be part of a single-family dwelling and shall not be considered to be a dwelling unit in terms of the space and bulk standards contained in Table 4.3. In-Law Accessory Apartments shall be permitted in those Districts where single family dwelling is an allowed use. Apartments not meeting these requirements shall be considered to be separate dwelling units and shall meet the use and bulk standards contained in Table 4.3.

Acting Chairperson Whitten asked the Ladrie's if they were using it for their in-laws. Lawrence Ladrie stated that it will be used for his mother. Acting Chairperson Whitten asked if the apartment could be utilized from their main house and his mother can get in and out from the main house. Mr. Ladrie stated that she will have her own separate entrance but also has access to the main house. Jon Morse asked if it was located in the basement. Mr. Ladrie said that it was. He stated that they have a split entry ranch and she can access the upstairs through the same entry. Acting Chairperson Whitten asked if the creation of the apartment would alter the single-family dwelling. Mr. Ladrie said that it doesn't expand anything past the footprint of the house. Acting Chairperson Whitten asked if there was room for an additional parking space and Mr. Ladrie said there was. Acting Chairperson Whitten asked if it will exceed the 650 square feet allowed. Mr. Ladrie said that it was a total of 639 square feet. Acting Chairperson Whitten asked if it was going to be just one bedroom and have no more than 2 people. Mr. Ladrie said that it was a one bedroom and for only 1 person. She asked if Mr. Ladrie owned the property and he said that he did.

Acting Chairperson Whitten asked the other Board members present if they had any questions. Jon Morse and Annette Hume said they were all set with it. Roger Frechette stated that he had no issues with it as well.

Jon Morse motioned to approve the In-Law Apartment at 71 Lower Main Street. Annette Hume seconded the motion. VOTE: 3-0

3.2 The Town of North Berwick has received a preliminary plan application for a five lot subdivision located on Sunset Ave. The Planning Board will be reviewing the application on Thursday February 22, 2018 at 6:30 p.m. in the North Berwick Town Hall 2nd floor Conference Room, 21 Main Street. At this meeting the Planning Board will determine the date for the public hearing on the proposed subdivision (Tax Map 021 Lot 010-1)

Acting Chairperson Whitten said to Paul Danforth that he had changed things since the last time he was before the Planning Board. Mr. Danforth said that he had. He said that based on comments from the Planning Board and talking to Dwayne Morin, they have made some changes.

Paul Danforth stated that the property is owned by Nancy Graham and she is a trustee for the Nancy Graham Revocable Living Trust. He pointed out on the plan where Nancy's home used to be and said that she had sold that house about 4 years ago. They used to have greenhouses on the property and this is where they are looking to put 5 lots. It would have frontage on Sunset Avenue. He stated that there is a little turnaround that they agreed to put in. Otherwise it would go into Tim Wood's property where people would try to turn around. They are looking to put the turnaround just above Mr. Wood's property and it will probably act as a driveway entrance for the 5th lot as well. Mr. Wood asked how wide it was. Mr. Danforth stated that the whole parcel is around 70 feet wide. Acting Chairperson Whitten asked if this is where the snow was going to go. Mr. Danforth said that the snow currently gets pushed down to the end of Mr.

Wood's road. He said that in Mr. Wood's deed, it calls that area an extension of Sunset Avenue and the town had repaved that part. Mr. Wood said that the town had asked permission to push the snow down through there and he had no problem with it. Jon Morse stated that the original reason for the turnaround was for the firetrucks.

Acting Chairperson Whitten stated that on their last plan, the septic system was coming down Sunset Avenue. Mr. Danforth said that the Sanitary District comes down Sunset Avenue and the last manhole is just about at the lot line between lots 3 and 4. He stated that one of the next steps is to do some elevations of the manholes to understand what depth that sanitary sewer is. One of the lots may need to pump to that last manhole. If it is deep enough, they may be able to get away with just gravity but there is a possibility of needing to pump. The other lots will be set with just gravity.

Acting Chairperson Whitten wanted to go over some housekeeping issues. She stated that they had originally come before the Board with a sketch plan back in September and the Board had voted it in. She stated that it was also noted that they were going to put \$5,000 in escrow. Mr. Danforth said that it has been done. Acting Chairperson Whitten stated that they still needed to notify the Road Commissioner, the school, the Police, the Postmaster and the Fire Department. Mr. Danforth said that this had not been done yet.

Jon Morse said that it looked like the Sewer Department had given them a preliminary notice. Roger Frechette said that it was regarding capacity. Mr. Danforth said that the Water District had done so as well.

Acting Chairperson Whitten stated that the next meeting that they could do for the Public Hearing is 3/22/18 because the next meeting would not give them enough time for notifications to go out. She stated that she will not be at that meeting. She asked Mr. Danforth if they would have an issue with moving it out to the first meeting in April which is April 10th. Mr. Danforth said that would be fine with him.

Jon Morse asked that regarding the land that they are proposing to convey to the town, will Lot 5 be able to use that as a driveway. Mr. Danforth said that it will end up being a public road and they will be able to pull the driveway off of that. Lee Jay Feldman said that they would be able to do this.

Jon Morse motioned to accept the Preliminary Plan for a five lot subdivision located on Sunset Avenue. Annette Hume seconded the motion. VOTE: 3-0

Acting Chairperson Whitten stated that before the final plan is approved, they will need to have the letters from the Water District and Sewer District.

4. Other Business:

No other business at this time.

5. Adjournment:

Jon Morse motioned to adjourn the meeting at 6:54 pm. Annette Hume seconded the meeting.

VOTE: 3-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

Annette Hume