

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD APRIL 12, 2018

Present: Chairman Geoffrey Aleva, Anne Whitten, Jon Morse, Matthew Qualls, David Ballard, Annette Hume, Roger Frechette, CEO

Also Present: Abbie Sherwin from SMPDC, Steve Spence, Michael Perry, Tim Wood, Marc Cardullo, Thomas R. Littlefield, Ann Littlefield, Nancy Graham, Stacey Brooks, Doren Thyng, Karen Saracina

1. Call To Order:

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

2. Review Previous Minutes:

Chairman Aleva stated that they had 2 sets of minutes to approve tonight.

Matthew Qualls motioned to approve the minutes of February 8, 2018 as written. Jon Morse seconded the motion. VOTE: 5-0

Anne Whitten motioned to approve the minutes of February 22, 2018 as written. Jon Morse seconded the motion. VOTE: 3-0 Abstain: 3

3. Current Business:

3.1 The North Berwick Planning Board will hold a Public Hearing on proposed plan application for a five lot subdivision located on Sunset Ave. The Planning Board will be reviewing the application on Thursday April 12, 2018 at 6:30 p.m. in the North Berwick Town Hall 2nd floor Conference Room, 21 Main Street. (Tax Map 021, Lot 010-1)

Chairman Aleva stated that they will have the applicant present the project and then they will open it up to the public for comment and questions.

Mark Cardullo stepped forward and said he was from Coldwell Banker and they are the realtor for the project. He stated that Paul Danforth is the engineer but was not available to attend the meeting tonight. Mr. Cardullo stated that the project is a 5 lot subdivision located on Sunset Avenue. It will have public water and public sewer. Nancy Graham is the property owner for the land that they are building on.

Chairman Aleva asked Roger Frechette if he had any comments regarding the project. Roger said that the only comment he had comes from Dwayne. He stated that Dwayne had sent all of the Board members an email regarding the turnaround. Dwayne has spoken to Paul Danforth about it. He would like the turnaround to be at the end of the last lot. Dwayne will not allow a driveway to come off of the turnaround because when they plow in the winter, they will just fill that in. Roger stated that if the turnaround is put back where they originally proposed it, Dwayne said that it would be where the plow would go in and back out. They will not go to the end of the road. Mr. Cardullo stated that he had spoken with Paul about it so he is familiar with the situation. Roger said that Dwayne would entertain another option. They could do a shared driveway going off of Lot 4. Mr. Cardullo said that Paul did tell him that they could move it over and they would make those changes on the final plan.

Chairman Aleva opened the Public Hearing at 6:36 pm.

Steve Spence stated that he had a different map than what is being presented tonight. Roger told him that the plan had been changed since he mailed out the information to the abutters. Mr. Spence asked what the changes were on the new plan. Chairman Aleva stated that the difference between the plans is where the turnaround is located. On Lot 5 on the original plan, the turnaround was located to the east along Sunset Avenue but the current one has it to the west of Lot 5. Mr. Spence has no problems with the project.

Thomas Littlefield stated that he had a few quick comments. One of his neighbors, Tom Webber wanted him to ask a question. He stated that Mr. Webber works at Hussey and gets up at 4:00 a.m. and wondered about the right of way. He said that if one of the lots is sold to a family with a wild teenager that had a four wheeler and they go up and down along the right of way, is there any rule that would prevent them from doing so in that area. Chairman Aleva said that it is a utility easement and it is there for the sewer lines that go through there. It is not an access easement. Chairman Aleva stated that usually a utility easement is just so you can put a utility underground or above ground. It does not allow for a person to cross over it.

Mr. Littlefield stated that he doesn't know who would buy one of these lots because they are too small and too crowded. He thinks that it would have been much better to just have 3 lots and give people more space. Mr. Littlefield also stated that he had been bouncing the numbers around and couldn't come up to the same number they had for the number of acres. The plan shows 3.24 acres and he only came up to 3.01. He stated that in the Farm and Forest District, 200 x 200 is an acre. According to Google, an acre is 43,560 square feet. He stated that in the Farm and Forest District, 8 feet doesn't mean much but in the Village it is different. Mr. Littlefield stated that the other thing is that the intersection at the end of Sunset Avenue is a nightmare right now. Adding 5 more families will make it worse. Mr. Littlefield stated that there are 2 possible solutions to helping with this issue. One of them would be to buy Allard's property. He said that he is sure the town doesn't want to do that but it could be an option. The other thing would be to add a traffic light.

Tim Wood stated that he lives where the turnaround is proposed to be. He just wants to clarify exactly where they are proposing to put it. Mr. Wood stated that the original plan had the turnaround before his mailbox. He stated that Paul had called him and told him that they were probably going to go back to the way it was on that plan. He wants to make sure that this plan is not the final one so he can discuss the turnaround more. He will discuss it further with Dwayne Morin.

Chairman Aleva closed the Public Hearing at 6:47 pm.

David Ballard wanted to clarify the land area issue. He stated that it does equal the 3.24 acres. It includes the 5 lots plus the abutter grant granted and the turnaround zone. Chairman Aleva also commented on the lot sizes. The lot sizes do meet the lot requirements for the zone of the Village A District which are a 20,000 sf lot with a minimum frontage of 100 feet.

Jon Morse asked Roger Frechette about the letter from the Fire Chief. Roger stated that the Fire Chief would like them to add another fire hydrant at the end of the road. Mr. Morse asked if they currently had town water there and if so, how far does it go. Roger said that they do have town water and it goes all the way down to Mr. Wood's house.

Roger said that the only other issue that Dwayne had was regarding the roads and the 5 lots being tied into the sewer. He doesn't want them to do one and then do another one. He said that if this is the case, the developer will have to repave the road once everything is in place. If they are going to disturb the whole road with each single sewer line coming through, they will need to repave it. Anne Whitten asked if they could just pave where they cut it up. Roger said that Dwayne will not accept that. They will have to repave the whole thing.

Anne Whitten motioned to table the application for the 5 lot subdivision located on Sunset Avenue (Tax Map 021 Lot 010-1) until the next meeting or whenever the applicant has all the information needed for final approval. Jon Morse seconded the motion. VOTE: 5-0

3.2 Conditional Use Permit Request: The applicant is proposing a home occupation for a Massage and Insight business located at 6 Lynn Street. (Tax Map 022 Lot 57)

Chairman Aleva asked Roger if he had any comments regarding this project. Roger stated that he had no issues or comments.

Stacey Brooks stepped forward and stated that she has run Mainely You Massage at 73 Elm Street for 14 years. At this time she would like to move her practice to her home. Her daughter moved out and she now has space. It is right across from Pratt on Route 9. It is a corner house so she has a good business street and is on a State road. She has been Mainely You Massage for almost 20 years and would like to add Insight as an addition to her business name. She also practices Psychic and Medium work but she has not been able to grow that part of her business

under the umbrella of Mainely You Massage. With this move, she would like to recognize that aspect of her business and add that to the sign.

Jon Morse asked if she needed to build on to the house. She said she did not. She has an extra room. She also has a sun room that is available for overflow if needed but she mostly sees one on one clients.

Roger Frechette stated that for a Home Occupation, you can only have one occupation in the house so she is combining the two to make one. Jon Morse asked what the sign size was going to be. Roger said that she is allowed a total 24 square feet for both sides so no more than 12 square feet per side. Roger stated that she also has designated parking for her clients.

David Ballard asked what her hours would be. Ms. Brooks said that it would be 9:00 – 8:00 Monday through Friday, 9:00 – 4:00 on Saturday and 9:00 – 4:00 on Sunday. Mr. Ballard asked if there were outside lights. Ms. Brooks said that she did have lighting outside. Roger stated that she cannot add extra lighting. She can only use what is original to the house.

Jon Morse motioned to approve the Conditional Use Permit for a home occupation for Massage and Insight business located at 6 Lynn Street (Tax Map 022 Lot 57). Anne Whitten seconded the motion. VOTE: 5-0

4. Other Business:

Roger stated that Patco will be coming before the Board for a sketch review at the 4/26 meeting. They are looking to do 7 lots on one side of Valley Road and 3 lots on the other side of Valley Road where it corners with Oak Woods Road. Roger said that that he has a few issues to discuss with them. They may be encroaching on some wetlands so they may not get all 7 on that side of the road.

Anne Whitten stated that they need to vote for the Chairman and Vice Chairman for the year.

Anne Whitten nominated Jon Morse to be Vice Chairman. Geoffrey Aleva seconded the motion. VOTE: 5- 0

Geoffrey Aleva will stay on as Chairman.

5. Adjournment:

Jon Morse motioned to close the meeting at 7:17 pm. Anne Whitten seconded the motion. VOTE: 5-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

Annette Hume