

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD MAY 24, 2018

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

Absent: Chairman Geoffrey Aleva, Annette Hume

Also Present: Dana Libby, Mark Patterson

1. Call To Order:

Vice Chairman Jon Morse will be the Acting Chairman for tonight.

Acting Chairman Jon Morse called the meeting to order at 6:30 pm.

Acting Chairman Morse moved Scott Strynar up to full voting status.

2. Review Previous Minutes:

Matthew Qualls motioned to approve the minutes of May 10, 2018 as written. David Ballard seconded the motion. VOTE: 3-0 Abstain: 2

3. Current Business:

3.1 Continued review of an 8 lot subdivision located on the corner of Valley Rd. and Oak Woods Rd. (Tax Map 004, Lot 006)

Dana Libby from Corner Post Land Surveying stepped forward to discuss the project and introduced the property owner, Mark Patterson. Mr. Libby stated that, since the last time they were before the Board, they have updated the plan. The wetlands have been mapped, located and are now showing on the plan. All of the soil testing has been done for each of the lots and it will be supplied with the preliminary application. The site has been staked, flagged and is ready for a site walk. Mr. Libby stated that the plan has been revised to show house locations and driveways. They have also staked all of the driveways and completed all of the site distances from the driveways. Some of the driveways will require clearing within the lots and they will identify these areas on the next round of plans. He stated that some of the locations of the homes will change and he will notate it on the next set of plans. Anne Whitten asked Mr. Libby to explain what the soil boundaries meant. Mr. Libby said that it was the soil packing in the ground and stated that they change.

Acting Chairman Morse asked Roger Frechette if he had any comments or concerns with the project. Roger stated that on Lot 6A-3, the driveway is coming from the resource into the lot. He said that they cannot do that. The only way that they could do it is if there was no other possible way to get a driveway in. Anne Whitten asked Roger to explain what he meant by this statement. Acting Chairman Morse stated that they cannot go across the resource protection with a driveway unless there is no other way to get into the lot. Mark Patterson showed the Board on the plan where there is a ravine that goes down parallel to the road and goes all the way down. He showed them where the town road used to go. He stated that there is no wetlands. He also pointed out where there is a big knob that is about 25 feet above the road in that location. He said that from a practicality standpoint, it would be a little challenging to put the driveway here. Mr. Patterson believes that it will be evident to them when they do the site walk.

Anne Whitten asked Roger if there was a difference between possible and improbable per our Ordinance. Roger said that it was totally up to the Board. The Ordinance states that if there is another way besides through the resource and if it is feasible, they have to do it. Roger said that the Ordinance did not say if it was feasible but he was saying it. Anne Whitten said that they can review it at the time of the site walk.

David Ballard asked why the positions of some of the houses were being changed from their original plan. Mr. Libby said that the original submittal was just a conception. Mr. Patterson stated that the 60 foot setback is a challenge. There is a 200 foot lot and you only have 120 feet it limits what you can do with the house.

Acting Chairman Morse stated that they needed to set up a site walk. Mr. Patterson stated that it would probably take them no more than an hour to walk the property. The Board agreed to do the site walk on Thursday, 6/14 at 5:00 prior to the meeting.

Mark Patterson asked Roger what the process was from this point on. They are hoping to submit it as a preliminary on the 1st for the 14th meeting. Roger said that they couldn't do that until the site walk was done. Once the site walk is done, they have to get everything to Roger. Roger told them that they were also going to have to plot out the bigger piece and put it on the map. They would just need to take out the piece that they are subdividing because the piece was originally part of it all. Mr. Patterson asked if it would need to be a numbered lot and Roger said that it should be. Dana Libby said that this piece is not even part of the subdivision and that it is different ownership. It was divided by the previous owner. Anne Whitten asked when this was done and Mr. Patterson said that it was done when he bought the property about 3 or 4 months ago. Anne Whitten said that it has to be within 5 years. Mr. Libby said that it is an exempt lot. They need to count the lots toward a subdivision but it can't be a numbered lot. They are not seeking for subdivision approval on the larger lot. Roger said that he assumed it was under the same ownership. He will look into it and get back to them about it to make sure it is all set.

Roger stated that they will do the site walk on the 14th and the Board will review everything when they come in. Roger said that when they give everything to him, he will have Lee Jay

Feldman review it. Once they have all reviewed it and approved the preliminary, they will need to have a Public Hearing. Mr. Patterson said that if they submit everything on the 15th after the site walk, it would put them at the 6/28 meeting to review the preliminary plan. If the Board accepts the preliminary plan, would they then establish a Public Hearing? Roger stated that he needs to have at least 10 days because he has to advertise it twice. Mr. Libby asked if they will let them know at the site walk regarding the driveway situation. Acting Chairman Morse said that they can vote on that at the meeting on the 14th.

3.2 Other Business:

Roger stated that he had nothing coming up that he knew of. Paul Danforth is still waiting for the letters from the Water District and Sewer District for the Sunset property.

4. Adjournment:

Matthew Qualls motioned to adjourn the meeting at 6:57 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

Scott Strynar