

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JUNE 14, 2018

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

Absent: Anne Whitten

Also Present: Christopher Stone, Aaron Wiswell

1. Call To Order:

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

Chairman Aleva moved Annette Hume up to full voting status. He also moved Scott Strynar up to full voting status because he will have to recuse himself from the first item on the agenda.

2. Review Previous Minutes:

Jon Morse motioned to approve the minutes of May 24, 2018 as written. Matthew Qualls seconded the motion. VOTE: 4-0 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)

Chairman Aleva stated that there was a site walk this afternoon on this site. Due to the applicant's not being present tonight, the Board cannot discuss the results of the site walk. There is nothing further that the Board can do tonight on 3.1.

3.2 Sketch review for a two lot subdivision located on Ford Quint Rd. (Tax Map 006 Lot 035)

Chairman Aleva stated that this project is being presented by Civil Consultants and since he works there, he recused himself from input on this project. Jon Morse will be the Acting Chairman for this project.

Acting Chairman Morse asked Roger Frechette if he had any comments regarding this project. Roger had none. Christopher Stone stepped forward to discuss the project. Mr. Stone stated he had updated copies of the subdivision plan which he presented to the Board. There were a

couple of small changes made. There is the addition of the soils mapping and they removed the medium intensity soil survey which is now reflected on the plan. Acting Chairman Morse asked Roger if everything for the application was completed and Roger said that it was.

Mr. Stone stated that they are proposing a 2 lot subdivision on Ford Quint Road. The entire parcel was once owned by Mr. Shaw but in the past year, he conveyed a lot on the northwesterly side out. Mr. Shaw is now proposing to further divide the remaining property into 2 lots, both with frontage on Ford Quint Road. Both sites will have individual septic systems and individual wells. The lots meet dimensional requirements in regards to area. They have had the wetlands and soils mapped by Ken Gardner. What they are showing on plan are the poorly and very poorly drained soils on site and they made deductions for 100% of those. This leaves both lots with adequate square footage.

Mr. Stone stated that on the most southerly lot, there is a vernal pool located on it. At the time that they began this project, it was already past the deadline to look for the egg masses in the vernal pool so they were not able to establish whether it was a vernal pool of significance. They show the 250 foot setback from the vernal pool regardless and it appears that both lots would have no problem with being developed in the event that the vernal pool was deemed to be significant.

Mr. Stone stated that they are requesting 2 waivers. The first one would be a written statement from a hydrologist. They feel that wells are fairly common in this area so they are hoping to avoid needing this statement. They are also asking for a waiver to avoid the high intensity soil survey because they have already had soils mapped to the extent that they feel is required to show that the property does have adequate land to be developed. Annette Hume asked if the waiver he was asking for was to have water tested. Mr. Stone said that it was about having a hydrologist test for availability of ground water. The lot that is shown on the northwest side has an individual well that was placed in the last year.

Acting Chairman Morse asked if they knew where the houses were going to be built yet. Mr. Stone said that they did not know at this point. Acting Chairman Morse asked if they were each going to have a separate driveway and Mr. Stone said that they would.

Mr. Stone asked if the Board could consider this as a sketch plan submittal as well as a preliminary plan. David Ballard asked Roger if it meets the criteria for a preliminary plan. Roger said that it does because it is a minor subdivision. Matthew Qualls asked how often the Board waives the adequate water supply test. Roger said that they do especially since it is a small subdivision. David Ballard asked if there was a requirement for the maintenance of the burial plots on the property. Roger said that the town does maintain some of them but the others are maintained by the family. The developer just needs to stay away from the plots when building and follow our setbacks.

Scott Strynar stated that if it is determined to be a vernal pool of significance, what are the restrictions? Mr. Stone said that they would be able to disturb 25% of the area in the 250 foot setback which should not be an issue for either lot.

David Ballard motioned to allow the request to waive the written statement from a hydrologist and to avoid the high intensity soil survey. Matthew Qualls seconded the motion. VOTE: 5-0

Acting Chairman Morse stated that they needed to set up a site walk. The Board decided to do it at 5:30 pm before the next meeting on 6/28/18.

Acting Chairman Morse stated that they needed to set up an escrow account in the amount of \$2,500.00.

Matthew Qualls motioned to set up an escrow account for \$2,500.00. David Ballard seconded the motion. VOTE: 5-0

David Ballard asked when they would know about the vernal pools. Mr. Stone said that it wouldn't be until next spring. There is a very limited window of when you can count eggs in the vernal pool. Mr. Ballard asked if the Board needed to set up a stipulation or condition and Roger said they did not.

Matthew Qualls motioned to accept the 2 foot contour as listed on the plan. Annette Hume seconded the motion. VOTE: 5-0

Geoffrey Aleva took over as Chairman for the remainder of the meeting.

3.3 Amendment to Aroma Joe's conditional use permit to allow the second carwash bay to be completed at a later date.

Chairman Aleva stated that they have a letter from Aaron Wiswell who is making this request. Chairman Aleva asked Roger Frechette if he had any issues with the request. Mr. Frechette said that he had no issues.

Chairman Aleva asked Mr. Wiswell if there were any doors on this bay. Mr. Wiswell said that if they don't put any equipment in before winter, they will put doors on. He said that it is all finished inside. They have all of the plumbing and mechanical done but they just haven't added the equipment to it. Mr. Wiswell said that the plan is to put equipment in there at some point. They are hoping that the traffic will pick up and it will support 2 bays.

Roger Frechette said that the Board can either establish a time limit for them to add it or they can just leave it as an open ended time. The applicant would have to come back in and get a building permit just to finish that bay. Part of the original approval included the equipment being up and running because it was on the plans that were submitted. Roger stated that if they didn't

complete everything that was on the original plan by the end of this month without an extension from the Planning Board, they would have to shut down.

Chairman Aleva asked the Board if they wanted to set a time limit of 2 years, which is our standard approval of just do 1 year. He believes that there should be a time limit. Scott Strynar stated that doing the 1 year and then having the applicant come back if he needs more time sounds good to him. Aaron Wiswell stated that by putting a term on it and he doesn't put the equipment in, he will just be coming back and getting an extension. He stated that if the Board gives him the opportunity to do it at a further date, the approval stays. He can't change the use or do anything with it. He would prefer to not have the time limit and just come back when he is actually ready to add the equipment.

Jon Morse motioned to grant a 1 year extension on adding the equipment to the 2nd car wash bay with the condition that doors be installed by October 1, 2018. Annette Hume seconded the motion.

Matthew Qualls recommends 2 years so the applicant doesn't need to keep coming back and forth. Jon Morse said that they should give him some incentive to try and get it done within the year so he doesn't have to come back.

Scott Strynar asked Mr. Wiswell when the peak season was. Mr. Wiswell said that winter time and pollen season are the peak times. Mr. Strynar agreed with Matthew Qualls regarding the 2 years. He stated that if the applicant came back in June, he hasn't gone through the peak of another season yet, so if he is mapping out his costs, he is not going to see a full year through it.

Jon Morse rescinded his original motion.

Jon Morse motioned to grant a 2 year extension with the stipulation that the doors be installed by October 1, 2018. Matthew Qualls seconded the motion. VOTE: 5-0

4. Other Business:

No other business at this time.

5. Adjournment:

Scott Strynar motioned to adjourn the meeting at 7:09 pm. Jon Morse seconded the meeting. 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