

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD AUGUST 9, 2018

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

Absent: Anne Whitten, Annette Hume

Also Present: Lee Jay Feldman from SMPDC, Curtis Moulton, II, James Lowery, Steve Blake, Mark Patterson

1. Call To Order:

Chairman Geoffrey Aleva opened the meeting at 6:30 pm.

Chairman Aleva moved Scott Strynar up to a full voting member.

2. Review Previous Minutes:

Jon Morse stated that the first sentence under Review Previous Minutes needed to be corrected. It currently reads, "Acting Chairman Morse stated that the needed to review...". It should read, "Acting Chairman Morse stated that they needed to review...". David Ballard stated that on Page 7, on the 4th line from the top of the page, it currently reads, "...property line with approval of the Code Enforcement Officer.". It should read, "...property line without the approval of the Code Enforcement Officer.".

Jon Morse motioned to approve the minutes of July 26, 2018 as amended. Scott Strynar seconded the motion. VOTE: 4-0 Abstain: 1

3. Current Business:

3.1 Final review of an 8 lot subdivision on land owned by Adam Blaikie & Associates located on the corner of Valley Rd. and Oak Woods Rd. (Map 004 Lot 006)

Chairman Aleva asked Lee Jay Feldman to discuss what changes have been made since the last meeting. Lee Jay Feldman stated that, at the preliminary approval, the applicant had received 5 conditions of approval. Since that time, the applicant has revised the plan and provided all of the information that was required as part of the conditions of approval. The 5 conditions were as follows:

1. To clarify and expand the wording on the plan note on lot 6A-7 in identifying any to see note 23.

Mr. Feldman stated that the plan showed the water line running across the property and there was a desire to have the applicant indicate to “see Note 23”. Note 23 says, “The rights for water line that serves land of Gerald T. Schulmaier Revocable Trust and Eleanor P. Phinney Revocable Trust, across lots 6A-7 & 6A-8, was created in deed from Hiram H. Hussey to Alfred S. Morrell dated March 25, 1880 and recorded at the York County Registry of Deeds in Book 387, page 404. This deed conveys “the right to maintain or replace the existing cover over the spring and to maintain or replace the existing lines”. Jon Morse thought that they had talked about having a note regarding the actual well not just the cover. Mark Patterson stated that it is what was on the actual deed from 1888 so they used the exact wording from that. Mr. Feldman said that that they cannot change the language in the deed. Scott Strynar stated that the purpose of the note was just to bring it forward rather than having them reference the deed to put the text right on the plan.

2. The last line of Note 12 be eliminated and replaced with “Driveway entrance permits are required to be obtained from the Road Commissioner prior to the construction of the driveways on all lots.”.

3. Eliminate note 21 as written and replace it with, “Planning Board has approved driveway access through the Resource Protection District pursuant to 5.2.17.f.3”. Also add “Any requested access from Valley Road will require a driveway entrance permit from the Road Commissioner and can only be utilized as a temporary access”.

4. Eliminate note 24.

5. Add a 20 foot no cut buffer strip along the westerly property line of lot 6A-1 with the abutting property of Tax map 4 lot 6.

Mr. Feldman stated that they have satisfied all of the preliminary conditions of approval and the revised plans have been submitted for the Board’s approval this evening. He stated that the one condition that they should add is to have Mark Hampton certify a wetlands delineated plan and have it submitted to the CEO prior to the issuance of a building permit.

Jon Morse motioned to approve the final plan for the 8 lot subdivision on land owned by Adam Blaikie & Associates located on the corner of Valley Rd. and Oak Woods Rd Map 004 Lot 006 with the following condition:

1. A certified wetland delineated map be provided prior to the issuance of a building permit.

David Ballard seconded the motion. VOTE: 5-0

3.2 Continued review of a new parking lot expansion for Pratt & Whitney located at 113 Wells Street (Map 019 Lot 029)

Steve Blake from BH2M who are the design engineers stepped forward to discuss the project. He also introduced Curtis Moulton and James Lowery from Pratt and Whitney. Mr. Blake stated that they were here back in May for a pre-application meeting. The project includes a 125 space parking lot located on the west side of the campus and is parallel to Wells Street. Since the last time they were here, the plans haven't changed significantly. The parking lot layout is similar and the approach to storm water is the same. One thing that they did change is that they added an additional storm water facility on the east side of the campus. This decision was made based on discussions with DEP. It had to do with a past exemption on a past project. On June 15, they submitted the site law amendment application to DEP. They have had an opportunity to review the storm water and they received comments last week from the review engineer. They have addressed them and the engineer has passed it on to the Project Manager. They have now gotten through the technical review of the storm water with DEP. They are now waiting for some administrative things to happen on their end to get the permit.

Mr. Blake stated that one of the comments that was made at the last meeting was regarding showing snow storage on the plan. They have added it to the plan. They were also asked to show the mounting height on the poles, which is 20 feet, and they have done this. Mr. Blake said that they had also talked about fencing versus landscaping. They have since received clarification on this and landscaping is required.

Chairman Aleva asked if what they were doing on the east side had already started constructing it or if it was part of the permit. Mr. Blake said it was part of the permit. Chairman Aleva asked if there was detail on the plans describing what they were doing it. Mr. Blake said that it was located on Sheet 3A. Mr. Blake said that they are basically rerouting some of the storm drain to that area to capture some of the parking lot and treat it before it goes off site.

Matthew Qualls asked if they had any details on how the trees in the front were going to look. Steve Blake said that it will be a mix of trees and shrubs. They have 6 trees and will have a separation with smaller shrubs in between that will be about 4 or 5 feet tall. Scott Strynar asked if the parking lot was going to be used for all shifts. Mr. Blake said that it would be. Mr. Strynar asked if the lights in the parking lot were going to be on all of the time or do they dim at certain hours. Mr. Moulton said that they are all of the time.

Mr. Strynar said that he had some concerns regarding the plantings and the lighting on the islands in the parking lot. They have maple trees listed which have a broad canopy and they have light poles located adjacent to the trees. This will create a blockade later on as the trees grow. He stated that one option would be for them to move the island. The other option is to use a different tree like a crabapple so it won't be such a large scale. Mr. Strynar stated that the Arborvitae tree that they selected to have by the road is basically a bowling ball. He stated that there are other varieties that have a taller form like an evergreen.

Steve Blake asked what the best path is for moving forward with the Board. Roger Frechette said that until they get the DEP report, he can't schedule anything. James Lowery asked if they would need to be back in front of the Board to schedule a Public Hearing or can it be done independent of a meeting. Chairman Aleva said that they can schedule the Public Hearing as soon as they get the DEP approval. Roger said that as soon as he sees it he can schedule the Public Hearing. He needs at least 10 days to take care of setting it all up. Mr. Blake asked if the night of the Public Hearing could also be the night of the final review. Chairman Aleva said that they could do that on the same night.

James Lowery had a question regarding the timing of construction. They know that before they get into the full blown construction, they need the approvals from the State. He wondered if there was any ability, once they get their DEP permit, to go in and cut some trees. He said that there are some trees that are closer up the building now that they would like to go in and start cutting without stumping. They would only do it after they get the DEP permit. Chairman Aleva said that those plantings are not part of a previous permit and he does not have an issue with it. Chairman Aleva said that they can discuss it with Roger after they get the DEP permit.

David Ballard said that it says something about a fence. Steve Blake said that it was just going to be up for during the construction. Mr. Ballard asked if there were speed bump barriers in the parking lot. Steve Blake said that they are not set up for it and there are none in the other parking lots.

Jon Morse asked if the Board has to approve the trees they will use. Chairman Aleva said that we do not tell them what trees to plant. He stated that we can tell them the density and discuss the height. Chairman Aleva asked if the plantings were in the right of way. James Lowery said that they should not be and Steve Blake will confirm it.

4. Other Business:

Roger stated that the Porter Farms on Turkey Street is coming back before the Board. They are not changing a lot. They are doing a townhouse deal.

5. Adjournment:

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