

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD MARCH 14, 2019

Present: Chairman Geoffrey Aleva, Jon Morse, Anne Whitten, David Ballard, Annette Hume, Roger Frechette, CEO, Matthew Qualls came in at 6:31 pm

Absent: Scott Strynar

Also Present: Michael Gaudette

1. Call To Order:

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

2. Review Previous Minutes:

Jon Morse motioned to approve the minutes of January 24, 2019 as written. David Ballard seconded the motion. VOTE: 4-0 Abstain: 1

3. Current Business:

Public Meeting – 6:30 PM

3.1 American Tower
Site Number 372008
149 Morrells Mill Rd.
Tax Map: 006 Lot: 091-21

Request: The applicant proposes an amendment to their conditional use permit, to install an Industrial Diesel Generator to their existing compound.

Roger stated that there wasn't anyone here for the project because they are sick. He stated that the Board can review it and make a decision on it tonight or table it for another meeting. He said that he went through everything and they have so many safety things in place that there will be no issues. Roger stated that Michael Gaudette from the Water District was present and he has reviewed everything as well. Mr. Gaudette said that he had no issues with the project.

Matthew Qualls asked if the generator was just for power back up failure. Roger said that it was. Jon Morse stated that the main thing would be the fuel containment and they seem to have that fully taken care of. Roger said that if it was to rupture for any reason, it is double walled. It is

also quiet. Roger said that he did receive a letter from the abutting neighbor, Mr. Lovejoy, and he said that he doesn't have any problems with this. David Ballard asked what the tower was for. Roger said that it was cell tower.

Roger said that the only reason that he had the applicant come before the Board is because it is in the Resource Protection zone. He said that he was a little bit concerned about the fuel situation so he didn't want to allow it until the Board reviewed it. Anne Whitten asked what they have to catch any fuel. Chairman Aleva said that they have a double lined tank and it has space in between so it will capture 10% over whatever the max is in the tank. Michael Gaudette stated that there is also an alarm on it and it will call someone to let them know about the problem.

Anne Whitten motioned to approve the application of the American Tower Site Number 372008 located at 149 Morrells Mill Road Tax Map: 006 Lot: 091-21 to install an Industrial Diesel Generator to their existing compound. Jon Morse seconded the motion. VOTE: 5-0

4. Other Business:

Chairman Aleva stated that they should start thinking about taking a look at our Ordinance and look at areas that we think are confusing. He said they should look at areas that they want to revise and recommend to the Selectmen some changes in zoning boundaries. He believes that they should have more Commercial and Industrial areas along our main thoroughfares. He said that it is up to them to review and make the recommendations to the Selectmen. He said that they should review the Comprehensive Plan because it is a little old and they should go through the process.

Roger said that they are still fighting with the State about who is going to take over the forestry. He said that, years ago, the town opted in to have the State regulate all of the Shoreland forestries. Just recently, they have said that they are not doing that anymore. Some people did some cutting in the area and at the time, our Ordinance said that the State regulates how close they can get. Right now, we are staying that way. Dwayne is working with someone from DEP and told them that we need a letter from them stating that they are no longer going to take care of the forestry before we can change anything. DEP told Dwayne to give them a letter stating that the State will still take over.

5. Adjournment:

Jon Morse motioned to adjourn the meeting at 6:58 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