

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JULY 25, 2019

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

Absent: Annette Hume

Also Present: Steve Barnum, Brett Castner, Daniel Kelley

1. Call To Order:

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

2. Review Preview Minutes

Chairman Aleva stated that they needed to approve 2 sets of minutes tonight. The first one to review is from May 9, 2019.

Anne Whitten motioned to approve the minutes from May 9, 2019 as written. Jon Morse seconded the motion. VOTE: 5-0

The next set of minutes is from June 27, 2019.

Matthew Qualls motioned to approve the minutes of June 27, 2019 as written. Anne Whitten seconded the motion. VOTE: 5-0

3. Current Business:

3.1 Steve & Jane Barnum, 113 West 1st Street, Tax Map: 013 Lot: 042

Request: The applicant proposes to add a 10' x 6' section of dock to their existing dock.

Chairman Aleva asked Roger Frechette if he had any issues or concerns with the application. Roger said that it is pretty cut and dry. He stated that he provided the Board with the paperwork that shows where the lot is, what the dock looks like and how it will be set up. Chairman Aleva asked if they needed a DEP permit for a dock. Roger said that they only need one of those if it is a permanent dock but this one is a temporary one so none is needed.

Steve Barnum stated that the reason he is adding the dock is because he recently acquired a pontoon boat. By adding the L to it, it adds stability to the dock. It also gives him an option when he has more of a south wind to berth the boat. It also provides a little space for the kids to swim.

David Ballard asked what it was made of. Steve Barnum said that it is aluminum with a cedar decking.

Jon Morse motioned to approve the application for Steve & Jane Barnum to add a 10' x 6' section of dock to an existing dock at 113 West 1st Street Tax Map: 013 Lot: 042. Anne Whitten seconded the motion. VOTE: 5-0

3.2 Scott Dombrowski, 50 Elm Street, Map 017 Lot 040

Request: Conditional use amendment to add additional space to the Skull and Snake Tattoo Studio/Art Gallery

Chairman Aleva asked Roger Frechette if he had any comments regarding the amendment. Roger said that Daniel Kelley is just taking on the office for additional space. Chairman Aleva stated that there was a letter from the Fire Chief that recommends that the occupancy load be 35 people. He asked Mr. Kelley if that was still fine with him. Mr. Kelley stated that he spoke with the Chief and they looked at the site together. He stated that it appears, if they look at the book, like it could be more than that but he will address that at another time.

Roger Frechette stated that the main reason for the 35 occupancy load is because the double doors from the hallway into the bigger spaces is too small. If they decide to make a bigger door, they can revisit more people. This was the only issue that the Fire Chief and Roger had a problem with because of the restriction of getting in and out of there if there was an emergency. Mr. Kelley said that he also met with the Police Chief about his event on Saturday to make sure that they were aware of it.

Anne Whitten motioned to approve the application for Scott Dombrowski at 50 Elm Street Map 017 Lot 040 for a Conditional Use amendment to add additional space to the Skull and Snake Tattoo Studio/Art Gallery with the existing conditions. Jon Morse seconded the motion. VOTE: 5-0

4. Other Business:

Roger Frechette stated that Steve Mansfield wants to add additional storage units at the corner of Wells and Portland Street. He wants to add 3 more units. He has already gone through DEP but we still have to have a review. Roger said that they are putting a lot of plants out in the field because of all the water that collects there.

Chairman Aleva told the Board members that they need to think about proposed changes that they want to do to the Zoning Ordinance. Roger said that they can use the next meeting for a Planning Workshop.

5. Adjournment:

Anne Whitten motioned to close the meeting at 6:43 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