

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD SEPTEMBER 26, 2019

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

Absent: Chairman Geoffrey Aleva, Scott Strynar

Also Present: S. Shane Ruff, J. Emerson, David J. Hudon, Steve Connelly, Henry Egnew

1. Call To Order:

Vice Chairman Matthew Qualls will be the Acting Chairman for tonight.

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

2. Review Previous Minutes:

There were no completed minutes to review at this time. The September 12th minutes will be reviewed at the next meeting.

3. Current Business:

3.1 Mr. David J. Hudon 7 Blue Heron Lane Tax Map: 001 Lot: 018

Request: The applicant proposes to remove existing 2 story house and garage and replace with a new 1 story house and garage.

Acting Chairman Qualls asked Roger Frechette if he had any comments regarding the project. Roger said that the applicant is in the Shoreland Zone. Because he is out of the first 100 feet, he has a setback requirement that Roger feels would be fine to just tear down and rebuild. He can meet the first 100 feet and pretty much the greatest practical extent.

David Hudon stated that he is seeking a Conditional Use permit for the property. He has a house there now that is very old. It was built in 1981. It has a lot of things wrong with it and it needs to be fixed. In looking at all of his options such as remodeling or selling, he decided to explore the option of removing the structure and building a small 1 story home on the existing print. He is not seeking any expansion or any out buildings. In order to meet the setbacks, he would have to rebuild quite a distance away from where he is now and up to nearly on the road front to Blue Heron Lane. By the survey that shows the 250 line by the river, there is very little space to

rebuild up there. It falls below the 40,000 square foot minimum needed in that District. There is not a lot of nice rectangular space in which to build a house so that is why he is seeking this permit.

Jon Morse asked the applicant if he had a working septic and well right now. Mr. Hudon said that he did and CMP has an underground connection to his house.

Jon Morse motioned to approve the application for David J. Hudon from 7 Blue Heron Lane Tax Map: 001 Lot: 018 to remove the existing 2 story house and garage and replace with a new 1 story house and garage. David Ballard seconded the motion. VOTE: 4-0

3.2 Mr. Shane Ruff 615 Beech Ridge Rd. Tax Map: 005 Lot: 018

Request: The applicant proposes a Home Occupation for a Screen Printing and Design business to be located on the first and second floor of an existing garage located on the property.

Roger Frechette stated that the applicant had come before the Planning Board before with a 40 x 60 barn for this business. They received approval by the Planning Board. Roger said that due to finances and time going by they ended up building a smaller place but they still want to do the same thing in the garage.

Jon Morse asked if they were going to use the bottom floor and the walk around area on the second floor. Mr. Ruff said that they were. The total would be about 1500 square feet. Mr. Ruff stated that nothing has changed from the last time except for the barn size. Acting Chairman Qualls asked if they were planning on having more business than before. Mr. Ruff said that it is the same volume and operation. He is a sole proprietor and everything is mail order so very few people come to the shop. He sells mostly wholesale to retail stores.

Acting Chairman Qualls opened the meeting for public comment at 6:40 pm.

Jeannie Emerson stated that she lives at 612 Beech Ridge Road which is right across the driveway from the applicant. She stated that everything that they have done in the neighborhood since they moved in has been beautiful. The only question that she has is regarding signage and if they were going to have any new mailboxes. She stated that they have no businesses in their neighborhood. Shane Ruff stated that he didn't know if he needed a new address for the business. Roger said that he wouldn't need a new address. Mr. Ruff stated that he wasn't planning on doing any street signage. He was thinking of putting something small on the building that you need to be standing in front of to read. Ms. Emerson said that she is in total support of the applicant but she just doesn't want to see a business sign if she doesn't have to. Mr. Ruff said that his business is mostly online so he doesn't have any need to put a sign out by the road. Roger stated that they are only allowed 24 square inches on both sides total which is a very small sign. Mr. Ruff stated that he will not add any new mailbox. He takes his stuff to the post office daily and deliveries are made by UPS or other deliver service.

Acting Chairman Qualls closed the meeting from public comment at 6:45 pm.

Anne Whitten motioned to accept the application for Shane Ruff at 61 Beech Ridge Road Tax Map: 005 Lot: 013 to have a Home Occupation for a Screen Printing and Design business to be located on the first and second floor of an existing garage located on the property. Jon Morse seconded the motion. VOTE: 4-0

4. Other Business:

No other business at this time.

5. Adjournment:

Anne Whitten motioned to adjourn the meeting at 6:52 pm. Jon Morse seconded the motion. VOTE: 4-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

Scott Strynar