

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD OCTOBER 10, 2019

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

Absent: Anne Whitten, David Ballard

Also Present: Tom Greer

1. Call To Order:

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

2. Review Previous Minutes:

Chairman Aleva stated that there were 2 sets of meeting minutes to review. The first one that they would review would be the minutes from September 12, 2019.

Scott Strynar stated that on page 2, the 8th sentence of the 4th paragraph currently reads, "...you can put 6-8 inch trap lock and hand stacked.". It should read, "...you can put 6-8 inch trap rock and hand stacked.". Matthew Qualls stated that on page 3, the last sentence in the 3rd paragraph should be removed because it is stated elsewhere within the same paragraph. It currently reads, "Mr. Mende stated that footbridges would be considered under here." It has been removed.

Matthew Qualls motioned to approve the minutes of September 12, 2019 as amended. Jon Morse seconded the motion. VOTE: 4-0

The next set of minutes to review are from September 26, 2019.

Jon Morse motioned to approve the minutes of September 26, 2019 as written. Matthew Qualls seconded the motion. VOTE: 4-0

3. Current Business:

Mr. Stephen Mansfield
74 Portland Street
Tax Map: 019 Lot: 010

3.1 Request: The applicant proposes an amendment to their conditional use permit to add 4 additional 30' x 100' storage units.

Chairman Aleva moved Scott Strynar up to full voting status.

Chairman Aleva asked Roger Frechette if he had any issues or comments regarding the project. Roger said that he did not have any problems with it.

Tom Greer from Walsh Engineering Associates stepped forward to discuss the proposal. He stated that the existing project consists of 3 buildings and he has an open field in the middle. They want to add the additional buildings to that open field. They want to add 4 additional units. Mr. Greer said that the tricky part of the project is storm water management. They are required to get a DEP permit under Chapter 500 and this is now in the process. Mr. Greer stated that he has spent time sending emails back and forth to DEP. He stated that the Portland office would usually do the review but they are so far behind that they haven't even touched it yet. He said that they agreed today to send it to Augusta and the engineer in Augusta is going to start reviewing it tomorrow. He stated that they are supposed to have a permit by the 21st. He said that if they get it by the 21st of November they will be in good shape. The buildings will continue to be accessed through the existing entrance. There will be no new entrances out to Portland Street. Mr. Greer used the site plan to show them how the storm water drainage would be set up. There is an area that will be dug up and they will put in some crushed stone. They will cover it over with some soil and put pipes in underneath of it to spread out the flow. They will plant a lot of little plants on it and it will look like a wetland. They are using a gravel wetland here because it is so flat and gravel wetlands allow the water to come in, go through the stone and come back up. They can actually use some area below grade in order to build it and make it work. It also captures water on the surface just like a detention basin would so that the peak flows leaving the site will remain the same as what they are now. Mr. Greer stated that they have a few little sediment traps for it. They will make sure that these get put in. They also have a little guardrail on each of them. He stated that DEP made a comment about not wanting any snow to get into the gravel wetlands.

Mr. Greer stated that, overall, the buildings are going to look like the ones that are there now. The lighting around the new buildings are just like the ones around the current buildings. Mr. Greer said that he received a note the other week that stated that someone was requesting that they add some landscaping. He has provided a plan for what it will look like. He said that it was asked that they make it similar to what is on the other side of the road. They are putting in some trees spaced out about 40 feet apart and then putting some bushes and shrubs in between them with some bark mulch.

Chairman Aleva asked Roger if this proposal needed to go to Lee Jay Feldman for additional review. Roger stated that it needs to go to Lee Jay as well as to Underwood Engineering. Chairman Aleva asked if this process had started yet. Roger said that it hadn't started yet. He stated that the Board needs to set up an escrow, a site walk and a Public Hearing.

Matthew Qualls asked if there had been any issues or complaints with the existing property. Roger said that they had none.

Chairman Aleva asked the Board if they had any questions or issues with the escrow amount that is being proposed. Nobody had any concerns about it. Chairman Aleva stated that the escrow for this project would be for \$5,500.00. It will cover the costs for SMPDC, Underwood, mailings and advertising.

Chairman Aleva asked the Board what they thought about having a site walk. Matthew Qualls stated that he has walked by it many times and he doesn't feel that he needs to have a site walk.

Matthew Qualls motioned that no site walk is needed. Jon Morse seconded the motion. VOTE: 4-0

Chairman Aleva stated that they now had to set a Public Hearing. Roger said that he is not sure when they will be able to do the Public Hearing. He needs to get all of the information from the applicant first and then do the advertising and send out letters to the abutters. Also, there is only 1 meeting in November because of Thanksgiving. Chairman Aleva stated that they can get the escrow processed and get the peer review processed. Once they get the letters back from Lee Jay and Underwood, then they can see where to go from there.

4. Other Business:

There is no other business at this time.

5. Adjournment:

Scott Strynar motioned to adjourn the meeting at 6:50 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