

1 **NORTH BERWICK PLANNING BOARD**

2
3 **MINUTES OF PLANNING BOARD MARCY 12, 2020**

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6 **Present:** Jon Morse, Matthew Qualls, David Ballard, Roger Frechette, CEO

7
8 **Absent:** Chairman Geoffrey Aleva, Anne Whitten, Scott Strynar

9
10 **Also Present:** Noah Richardson, Dylan Hague, Taryn Pearson, Dalton Richardson,
11 Norma Dowling, Michael Johnson, Jr.

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14 1. Call To Order:

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

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

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20 2. Review Previous Minutes:

21
22 There were 2 sets of minutes to approve tonight. The first one is the minutes from January 23,
23 2020.

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25 Jon Morse motioned to approve the minutes of January 23, 2020 minutes as written. David
26 Ballard seconded the motion. VOTE: 3-0

27
28 The next ones are the minutes from February 13, 2020.

29
30 Jon Morse motioned to approve the minutes of February 13, 2020 as written. David Ballard
31 seconded the motion. VOTE: 3-0

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33 3. Current Business:

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35 3.1 Great Works Crematory LLC
36 26 Staples Drive
37 (Map 004 Lot 041-L)

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39 Applicant proposes to add an Animal Crematory inside a new 24' x 24' garage to the existing
40 Crematory property located at 26 Staples Drive.

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42 Michael Johnson, Jr. stepped forward to discuss the project. He stated that he is the owner of
43 Great Works Crematory. He said that he has received several requests from people to do animal
44

1 cremation. He cannot do this with the current facility that he has so he would like to add a 24' x
2 24' building to the existing building. It would be a wooden structure and match the existing
3 building. He stated that it would house one animal cremator for now, but he would have space
4 for an additional one if needed. It would be only for small to medium animals and not for large
5 animals like horses. Mr. Johnson, Jr. stated that the equipment would be just like the ones that
6 he has now but would be a little smaller.

7
8 David Ballard asked if the existing building was a crematory. Mr. Johnson, Jr. stated that it was
9 a human crematorium with 2 cremators inside. It has been in operation since 2009. Mr. Ballard
10 asked if the buildings would be connected. Mr. Johnson, Jr. stated that there would be 2 separate
11 buildings that would share a driveway. He stated that Maine requires that human crematories be
12 located on cemetery property of 20 acres or larger. Animal crematories are smaller and don't
13 need to be on cemetery property. However, since there is infrastructure already there on the
14 property, it makes sense to share it.

15
16 Acting Chairman Qualls asked what kind of fire safety precautions does he have in place? Mr.
17 Johnson, Jr. stated that they have the controls that are maintained on the oven itself. He stated
18 that the State didn't require anything additional for the human crematory that he has so he
19 doesn't think they have anything additional for this one either. Jon Morse asked if he was using
20 propane. Mr. Johnson, Jr. said that it would be propane and it would be an underground 1000
21 gallon tank beside the building. He said that there are three 1000 gallon tanks for the human
22 crematory.

23
24 Acting Chairman Qualls asked Roger Frechette if he had any issues or comments regarding the
25 project. Roger said that everything is in order. He said that the only thing the Board has to do
26 tonight is to set an escrow for \$1,200, set up a site walk and a Public Hearing.

27
28 The Board decided to do the site walk at 6:00 pm before the 4/9/20 meeting.

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30 Jon Morse motioned to approve an escrow be set up in the amount of \$1,200. David Ballard
31 seconded the motion. VOTE: 3-0

32
33 David Ballard motioned to accept the application as complete. Jon Morse seconded the motion.
34 VOTE: 3-0

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36 David Ballard motioned to hold the Public Hearing at the 4/9/20 Planning Board meeting. Jon
37 Morse seconded the motion. VOTE: 3-0

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39 3.2 Dalton Richardson & Dylan Hague
40 72 Old Route 9
41 (Map 003 Lot 003)

42
43 Applicant proposes to use the property as a Private Recreational site for hire.
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1 Dylan Hague stepped forward to discuss the project. He stated that they bought the land and
2 wanted to keep it as a rural setting. They were trying to figure out a way to use the property.
3 They thought that a recreational facility would be nice for the town. Mr. Hague stated that they
4 are kind of modeling after Stratham Hill Park with rolling hills and different facilities. They
5 would like people to have the nice farm background for their events.
6

7 Jon Morse asked if they had a barn on the property. Mr. Hague stated that they have a house and
8 a barn. Mr. Morse asked if they were going to use both the house and barn for events. Mr.
9 Hague said that they would only use the house for smaller events like a baby shower if the
10 customers wanted to be inside. For larger events, it would probably be a tent. There is a large
11 hayfield so they would set up a large tent beside the hayfield. They wouldn't be using the barn
12 because it has animals in it.
13

14 Acting Chairman Qualls asked Roger what they would need to do if they are planning on having
15 gatherings of 200 or more. Roger said that they would need to get a mass gathering permit.
16 Acting Chairman Qualls asked if they would need to provide things like port-a-potties and Roger
17 said that they would. Mr. Hague said that they priced those out and they would need 4, 2 for
18 each gender for 75 people and it goes up from there. They are planning on only having events
19 with no more than 200 people, but they are looking on focusing on smaller crowds.
20

21 Roger Frechette stated that his main concern is with the septic system. He asked the applicant if
22 they knew what size the septic system was. Norma Dowling stated that it is a 4 bedroom right
23 now. She stated that they had planned to use portables anyway, even for any events that would
24 be held inside. Roger said that a 4 bedroom means that it is good for 8 people. If you add more
25 people, it will flood the system out. Roger told the Board that he would recommend that they
26 add a stipulation to the permit stating that they need to use something else other than the house
27 bathroom for any gatherings. David Ballard asked if they would take care of this at the time of
28 obtaining the gathering permit. Roger said that they only have to get the gathering permit when
29 they have so many people. He believes that they need one when they have at least 75 people.
30 Mr. Hague stated that they called the Police station and they did tell him that it was 75 people.
31 However, they said that with obtaining a permit for this recreational facility, the authorization to
32 have that many people would be part of their application approval so they wouldn't have to get a
33 mass gathering permit. Roger stated that he would look into it and get an answer for them.
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35 Roger stated that the other issue that they have is that they don't have enough frontage to have 2
36 uses on the property. Right now, it is a dwelling/farm. In order to do a 2nd use, they have to add
37 frontage. They will need to build a road to have the 2nd use. Acting Chairman Qualls asked how
38 many feet they were lacking to meet the requirements. Roger said that it was about 200 feet. He
39 stated that the people that had the property before didn't want anything else there, so they set it
40 up to only be 1 use. Norma Dowling stated that the driveway is pretty close to a road. She
41 wondered if they would have to excavate that out or can they just examine it to see if that is
42 necessary. Roger said that they can do some test holes and check it. It may be fine, or they may
43 be able to just add to it. Roger said that they just have to meet the Private Road Standards.
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1 Roger said that they will need to show the Board a driveway plan before they can accept the
2 application as complete.

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4 David Ballard asked if there was going to be any kind of lighting in the parking area or along the
5 driveway. Mr. Hague said that he talked to CMP and they can put a lamp on the road that is
6 there to light the parking lot. He said that they can also get an electrician to put a drop in and put
7 lights around the parking lot. Acting Chairman Qualls stated that they should indicate in their
8 plan what they will end up doing for lighting. David Ballard asked if they were going to have a
9 gate and Mr. Hague said that they would not.

10
11 Acting Chairman Qualls stated that they now have to get their information together and come
12 back before the Board. Once they do, the Board can than accept the application as complete.

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14 4. Other Business:

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16 Roger Frechette stated that there are 3 apartment buildings that are looking to be built in town.
17 They want to build 2 in the field behind the Town Hall and one on Joe Littlefield's property.

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19 5. Adjournment:

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21 Jon Morse motioned to adjourn the meeting at 7:05 pm. David Ballard seconded the motion.
22 VOTE: 3-0

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25 Roger Frechette
26 Planning Coordinator

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32 Respectively submitted,
33 Susan Niehoff, Stenographer

1 Chairman Geoffrey Aleva

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6 Jon Morse

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11 Anne Whitten

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16 Matthew Qualls

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