

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JANUARY 11, 2024

Present: Anne Whitten, Mark Reed, Jack Olea, David Ballard, Mark Cahoon, Justin Perry, Jason Smith

Also Present: Rebecca Reed, Geoff Aleva, Craig Burgess, Jessica Case, Sue Hartigan, Pam Brezak, Jason Vennard, Tom Koelker, Patsy Koelker, Sarah Koelker, Laurie McCabe, Amber Bernier, Dennis Hartigan

1. Call to Order:

Chairperson Anne Whitten called the meeting to order at 6:30 pm.

2. Review Previous Minutes: N/A

Current Business:

3. Public Meeting:

Kristian Soucy

57 Nowell Street – Map 021 Lot 01

Request: A Conditional Use Permit for In-Law Apartment within the single-family home and 2nd floor of the attached garage. The property is located in the Village A Zoning District.

Jessica Case, who is a representative from J Lapierre Construction, stated that Kristian Soucy was issued a building permit to build an attached garage and they are requesting to build an in-law apartment over the garage which will be less than 650 square feet, have all necessary egress windows and meet all code requirements. She presented the Board with a sketch plan for their review.

David Ballard inquired about the stairs and Jessica indicated that they would like to create a hallway to the garage and the wide staircase will go to the in-law area. They want to achieve 10-foot walls down the stairs and keep 8 feet upstairs and level with the deck. The footings are in and hoped to much further in the framing process by now but unfortunately, they are not. David stated that regarding the square footage, that area may count toward the 650 square feet if it is all tied in together. Jessica stated the existing bedroom will be separated by a fire wall and fire door. Anne Whitten stated the plans indicate that the in-law apartment and rest of the house are not separated so the in-law apartment will not work. Justin stated he sees a doorway that goes into the proposed kitchen and that separates the two residences. The plan looks like the laundry will be a common area which would count toward the 650 square feet

which would make the square footage over the allotted amount. Jessica indicated that none of this built at this time. Anne stated that she believes they need to come back with another plan showing the total separation of those two buildings so that the in-law apartment only has 650 square feet and no access to the other part of the house. Justin believes that the new plan would need to eliminate the one doorway in question. David Ballard asked about the location of the additional parking space and Jessica indicated they would be in front of the two new garage bays and Anne asked that the new plan indicate where all parking spaces are to be located.

Anne stated that the Board will add them to the February 8, 2024 Agenda.

David Ballard motioned that escrow be set at \$500.00 for 57 Nowell Street – Map 021 Lot 01. Justin Perry seconded the motion. VOTE: 5-0

4. Public Meeting:
331 Somersworth Road, LLC
331 Somersworth Road – Map 001 Lot 54, 55-1, 55-3
Request: Sketch plan review of a proposed 22 lot single family home subdivision. The properties are located in the Residential 1 Zoning District.

Geoff Alevea from Civil Consultants, along with the owner of the property, Jason Vennard, have presented an initial first sketch review and are looking for comments and input regarding the zoning ordinance, waivers, revisions and questions they have. Since this is a sketch plan, there has been no input from Southern Maine Regional Planning yet and as they move forward, they would like to set up an escrow amount and move this project along. Geoff indicated this will be a conventional subdivision in the Residential 1 Zoning District and a portion is also in the Residential 2 District. There will be 40,000 square foot lots in Residential 1 and 80,000 square foot lots in Residential 2. There will be a roadway system that loops back with 22 single family houses. There will be private septic and private water as well as private roadway which crosses a brook and wetlands out on eastern side of access road. Geoff indicated that any subdivision with 15 or more lots have to have two egress points out of the property and his first question is if a standard could be waived since it is not directly in the zoning ordinance itself but is in a standard and a separate document/street design. Geoff would potentially like to look at is reducing the environmental impact in wetland crossings and perhaps an island in between. Geoff is asking that instead of two roads, asking for a road separated to have one way in and one way out or something like that and would like the Board's thoughts and discussions on that. Geoff stated they may lose some lots by doing this but it would potentially reduce impact. Geoff stated lot 22 may become a frontage lot and lot 13 or 15 may be lost also but it would reduce the cost of a section of road and reduce environmental impact. Anne asked if Geoff had spoken to Dwayne about this and Geoff stated he did a little bit at the beginning but has not spoken to him recently about this. Anne did not personally feel this will work but wondered if there was another way to possible way to reconstruct the roadway in and out and Geoff indicated there may be a potential

but will have to look at the affect. David Ballard indicated that they most likely will need to seek some guidance if that can even be waived or modified. Justin asked how difficult it would be, before he went to the Road Commissioner, to give the Board a drawing of the roadway, D.O.T. requirements and present that to the Road Commissioner. They had looked at a cluster development but having a community water supply was somewhat of a deterrent. This will be a homeowner's association and individually owned homes. Jason Vennard stated the homes will be most likely be on the higher end of the market for North Berwick. Jack Olea asked if there were any endangered species or plants and Geoff stated that they were not aware of any at this time. David Ballard asked if there were any cemeteries and Geoff indicated there were not. Army Corp of Engineering and DEP requirements would be met regarding crossing over any wetlands.

Mark Cahoon motioned that escrow be set at \$21,000.00 for 331 Somersworth Road – Map 001 Lot 54, 55-1, 55-3. Jack Olea seconded the motion. VOTE: 5-0

David Ballard motioned that a site walk be scheduled for January 17, 2024 at 4:00 p.m. for 331 Somersworth Road – Map 001 Lot 54, 55-1, 55-3. Mark Cahoon seconded the motion. VOTE: 5-0

5. Public Meeting:
Riverside Village
Prospect Street – Map 22 Lot 41
Request: Sketch plan review of a proposed 12 dwelling unit multifamily subdivision, including the existing single-family home. The property is located in the Village Center Zoning District.

Craig Burgess, with Acorn Engineering, is representing Home Innovations. He indicated the parcel is a 3.7-acre parcel. It is currently developed as a single-family home on the westerly side of Prospect Street. He stated that the owner recently did a ¼ acre lot conveyance so that home is now on its own parcel. The project before the Board tonight is still at a pre-application level so they have not gotten into all details at this time. What they are proposing is two buildings with six units in each. All units will be served by a drive out extending west from Prospect Street and there will be 28 parking spots, 4 of which will be for guest parking and one for ADA. At the end of the drive out there will be a turn-around which has been sized for emergency vehicles such as a firetruck and dumpster truck. He stated they will reach out to the Fire Department to make sure it will meet their standards. Along Prospect Street there is an existing public sewer and water and already have a capacity letter from the Sewer District and awaiting a capacity letter from the Water District. The water main may need to be upgraded to a six-inch main and they are in the process of going through that and this information will all be part of the next submission. There will be gravity sewer and then a forced main system sewer and underground utilities. The next submission will include a full landscape plan which will show a robust buffering on both sides from the north and south sides. Craig indicated a wetland delineation was done on the property and this project will propose no wetland impact. They are going to be looking at storm water at the next submission but did want to discuss that with the

Board about possibly putting it into a level spreader extending along the wetland so it will discharge at sheet flow. That wetland is completely disconnected from Great Works River so there are no state setbacks. They are looking for feedback from abutters and the Board and are hoping to schedule a site walk soon before the snow hits. Anne Whitten stated there will be a public hearing scheduled where they will hear from abutters but that will not be tonight. Mark Reed asked if they had any architectural drawings and Craig indicated they will be shared at the next submission but the intent is to match the architectural style within the neighborhood. Craig stated that it is a major subdivision and they are planning to submit this as such.

Justin Perry motioned that escrow be set at \$21,000.00 for Prospect Street – Map 22 Lot 41. David Ballard seconded the motion. VOTE: 5-0

Mark Cahoon motioned that a site walk be scheduled for January 25, 2024 at 4:30 p.m. for Prospect Street – Map 22 Lot 41. Jack Olea seconded the motion. VOTE: 5-0

6. Zoning Ordinance review of proposed changes Board discussion and deliberation.

Other Business: N/A

Reminders: Next Planning Board Meeting – January 25, 2024 - 6:30 P.M.

Adjournment:


Mark Cahoon motioned to adjourn the meeting at 7:50. Justin Perry seconded the motion. VOTE: 5-0

Matthew LeConte
Planning Coordinator

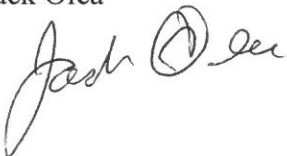
Respectively submitted,
Jennifer Berard, Stenographer

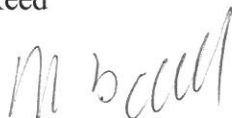
Chair - Anne Whitten

Vice Chair - David Ballard

Mark Cahoon 

Justin Perry 

Jack Olea 

Mark Reed 

Jason Smith 