

NORTH BERWICK, ME 03906

MINUTES OF PLANNING BOARD MARCH 23, 2017

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

Absent: Chairman Geoffrey Aleva

Also Present: Chris Mende

1. Call To Order:

Vice Chairperson Anne Whitten will be the Acting Chairperson for tonight's meeting.

Acting Chairperson Anne Whitten called the meeting to order at 6:33 pm.

Acting Chairperson Whitten moved David Ballard up to full voting status.

2. Review Previous Minutes:

Jon Morse stated that on Page 7, in the 7th paragraph, the last sentence had the name Jon Hall but it should have been Jon Morse. Also on Page 8 about half way down the page, it currently reads, "The Planning Board voted 4-9 in favor of the Preliminary Plan.". It should read, "The Planning Board voted 4-0 in favor of the Preliminary Plan.".

Acting Chairperson Whitten stated that on Page 2, the first sentence in the last paragraph currently reads, "Dwayne stated that the format used to stated...". It should read, "Dwayne stated that the format used stated...". Also on Page 4, in the first sentence the word clarify needs to be changed to clarification. On Page 6, in the paragraph before last, the first sentence currently reads, "Matthew Qualls asked if they would go need...". It should read, "Matthew Qualls asked if they would need...". On Page 7 in the last sentence of the first paragraph, it reads, "Mr. Bodwell stated that they are about 300 gallons...". It should read, "Mr. Bodwell stated that they were about 300 gallons...". Also on Page 11, the last sentence in the first paragraph now reads, "This site is not located in the flood zone in is fund in a Zone "c" which is unregulated.". It should read, "This site is not located in the flood zone and is found in a Zone "c" which is unregulated.".

Matthew Qualls stated that on Page 6, the first sentence in the last paragraph currently reads, "...using a well will still make be adequate...". It should read, "...using a well will still be adequate...".

Jon Morse motioned to approve the minutes of February 16, 2017 as amended. Barry Chase seconded the motion. VOTE: 5-0

3. Current Business:

3.1 Amendment to site plan of the proposed 6 unit-Multifamily Development Phase II – Land of LRB Investments, LLC 62 Somersworth Road (Route 9) Changing the proposed water supply of the 6 Unit Multifamily from the use of a drilled well to connecting to town water supply.

Chris Mende stepped forward to discuss the project. He stated that on the center top portion of the plan, they revised the detail regarding the water and sewer coming in. They defined an easement on the property and conducted a boundary survey with the adjacent property which they hadn't done before. They defined an easement to be granted to the Water and/or Sewer Districts as they still decide if they want the easements or not. He stated that it looks like the Water District wants it but the Sewer District is still undecided.

Mr. Mende stated that they removed the proposed well location from the plan. They added Note 12 to the plan which reads, "This plan has been prepared to show a change to plan of same title and project recorded at the York County Registry of Deeds in Book 387, Page 21. The water supply for the project has been changed from a private well to the public supply in Nowell Street.". Also under Note 8 in the Proposed Development section, they changed where it says, "Proposed connection to public sewer at Nowell Street" to include "sewer and water".

Roger Frechette told Mr. Mende that Dwayne Morin had wanted him to go in to let him know how they were going to go across the street. Mr. Mende did not realize that he had to meet with him. He will get in touch with him and review the process with him.

Chris Mende provided the Planning Board members with copies of the water plan that they negotiated with the Water District. One of the papers shows the construction details that Jay Stephens from Civil Consultants worked out with the Water District. He stated that they have a letter from the Water District that states that these plans are acceptable but he doesn't have it with him tonight. He stated that Dwayne was supposed to have received a copy but Roger said that Dwayne had not received it.

Acting Chairperson Whitten asked Mr. Mende if he had copies of the easement. Mr. Mende handed the Board a copy of the easement that will be granted to go across from the lot located at Nowell Street to Mr. Bodwell's entities for the sewer and water. Mr. Mende also gave them a copy of the easement between the Town and Mr. Bodwell.

Jon Morse motioned to approve the proposed water supply change for the 6 unit Multifamily Development Phase II of LRB Investments LLC at 62 Somersworth Road to change from a drilled well to connecting to town water supply with the following conditions:

1. Need to have a letter from the Road Commissioner.
2. Need to have letter from Water District approving the new water line.

Barry Chase seconded the motion. VOTE 5-0

4. Adjournment:

Matthew Qualls motioned to adjourn the meeting at 7:00 pm. Jon Morse seconded the motion.

VOTE: 5-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

