

## NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD JULY 24, 2008

**Present:** Chairman Todd R. Hoffman, Shaun DeWolf, Barry Chase, Mark Cahoon and Lawrence Huntley, CEO.

**Absent:** Scott Strynar, Julie Fernie, Dennis Hartigan,

**Also Present:** Christopher Mende

**1. Call to Order:**

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:30.

Chairman Todd R. Hoffman moved Mark Cahoon to voting status.

**2. Current Business:**

**A.** Chris Mende, Civil Consultant---Applicant proposes to discuss changes to an existing Subdivision (Map 3, Lot 120.5)

Christopher Mende explained to the Board that he is here for Evelyn Stevens. Ms. Stevens was approved for a subdivision near 5 corners in 1979. In 1986 a lot was sold to an abutter from the subdivision. Ms. Stevens wants to configure the remaining two lots.

A neighbor that lives across the street wants to purchase a portion of the lot.

Mr. Mende would like to discuss with the Board the level of review that will be needed and what the Board will want in order to resubmit a revision to a subdivision.

The Planning Board asked Mr. Mende to provide the following:

1. York County Soil Survey
2. Septic Test Pit
3. Resources Protection Survey and Boundaries
4. Wetlands Map Survey
5. Show on Map where Septic will be placed

**B.** Maureen Dagle---Applicant proposes to construct a storage shed on Otter Cove Lane (Map 6, Lot 87)

Lawrence Huntley, CEO will represent Maureen Dagle. Mr. Huntley stated that Maureen Dagle wants to put a shed on Map 6, Lot 87. To place a water pump and to store tools.

Lawrence Huntley, CEO stated that the condition be placed that the shed conform to the setbacks of the zone.

Barry Chase moved to accept the application of Maureen Dagle with the condition that the building meet all setbacks for the Limited Shoreland Zone, Mark Cahoon seconded a motion. Vote, 4-0

**3. Preview next agenda:**

**4. Other Business:**

**5. Preview Previous Minutes:**

Barry Chase moved to accept the minutes of June 12, 2008, Shaun DeWolf seconded a motion. Vote, 4-0

Shaun DeWolf moved to accept the Minutes of June 26, 2008, Mark Cahoon seconded a motion. Vote, 4-0

Shaun DeWolf moved to accept the Minutes of July 10, 2008 as amended, Barry Chase seconded a motion. Vote, 4-0

**6. Adjournment:**

Mark Cahoon moved to adjourn at 7:40 pm, Barry Chase seconded a motion. Vote, 4-0

Lawrence Huntley, CEO  
Planning Coordinator

Respectively Submitted:  
Anita Lambert, Stenographer

Chairman: R. Todd Hoffman  
Julie Fernee  
Dennis Hartigan  
Shaun DeWolf  
Barry Chase  
Mark Cahoon  
Scott Strynar

Copies:  
Chairman R. Todd Hoffman  
Julie Fernee  
Dennis Hartigan  
Shaun DeWolf  
Barry Chase  
Mark Cahoon  
Scott Strynar  
CEO  
Town Manager  
Selectmen  
Christine Dudley  
ZBA  
File