

**NORTH BERWICK, MAINE, 03906****MINUTES OF PLANNING BOARD OCTOBER 13, 2011**

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

**Also Present:** Jamie Bacon, John Archambault, Linda Archambault, Stephen Dumont, Joel Hilton, Dan Rainville, Jessica Rainville and Leo Postiourian.

**1. Call To Order:**

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:35 p.m.

The Board of Selectmen voted on October 4<sup>th</sup>, 2011 to move Mark Cahoon to full voting member.

**2. Current Business:**

**A. John and Linda Archibaldt---**Applicant a Minor Subdivision at 392 Oak Woods Road. (Map 6, Lot 10) FINAL PLAN

Jamie Bacon of Great Hill Survey Company is here this evening to convey for John and Linda Archambault a subdivision issue where there were four lots was sold in a five years period. At this time we are down to three lots, the Archibaldt's, Dumont's and the Rainville's and we are proposing a three lot subdivision and right what happened in 2002.

Chairman R. Todd Hoffman explained that the only issue he was concerned about was the legal issue of the three lots was (Note 15). The Board had been concerned with the culvert and the wash.

Jamie Bacon stated that (Note 15) the existing stone culvert is to be periodically maintained and to be kept clear of debris by the owner of lot 10.

John Archibaldt explained that the stone culvert has been there for hundreds of years. The debris that was inside the culvert has been cleaned. There has been no problem with water backing up.

Barry Chase commented that is why we had Jamie put the note on the plans.

*Barry Chase moved to accept the Final Plan for John and Linda Archibault Subdivision at 392 Oak Woods Road, Shaun DeWolf seconded a motion. Vote, 5-0*

The Planning Board signed the Mylar.

## B. Planning Board Workshop----Comprehensive Plan Review

The Planning Board received a review from Attorney Kallin for the proposed amendment to the Town's subdivision ordinance which attempts to incentivize the use of Cluster Subdivision in the Farm and Forest Zone by establishing a minimum lot size of 240,000 square feet (6 acres) for standard subdivisions, while maintaining a minimum lot size of 160,000 square feet (4 acres) for all other development, including the calculation of dwelling units permitted in a cluster subdivision.

*Barry Chase moved to use David Kallin language for Cluster Development minimum lot size in the Farm and Forest Zone, Julie Fernee seconded a motion. Vote, 4-1*

### **New Language:**

#### **Definitions – Page 3-11**

#### **Article 3 – Construction of Language & Definition**

**Kennels:** The term “kennel” shall apply to breeding, hunting, show, training, trial, or exhibition purposes. This definition shall not apply to dogs under 6 months or spayed and neutered household pets up to (and including) 5 dogs.

**Kennel Boarding:** The term “board kennel” shall apply to any place, building, tract of land, or abode whereon privately owned dogs or other animals are kept for their owners in return for a fee.

*Julie Fernee moved to accept new language as amended on Kennels and Kennel Boarding, Mark Cahoon seconded a motion. Vote, 6-0*

#### **Comprehensive Plan Review: Tabled**

#### **3. Preview Next Agenda**

#### **4. Other Business:**

#### **5. Review Previous Minutes:**

*Rick Reynolds moved to approve the minutes of September 22, 2011 with the changes, Shaun DeWolf seconded a motion. Vote, 2-0*

#### **6. Adjournment:**

Mark Cahoon moved to adjourn at 8:00 p.m., Shaun DeWolf seconded a motion. Vote, 6-0

Lawrence Huntley, CEO  
Planning Coordinator

Respectively Submitted  
Anita Lambert, Stenographer

Chairman R. Todd Hoffman

Barry Chase

Julie Fernee

Shaun DeWolf

Mark Cahoon

Rick Reynolds

Chairman R. Todd Hoffman  
Barry Chase  
Julie Fernee  
Shaun DeWolf  
Mark Cahoon  
Rick Reynolds  
CEO  
Town Manager  
Post Inside/Outside  
File