

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MAY 14, 2015

Present: Chairman Geoffrey Aleva, Jon Morse, Rick Reynolds, Mark Cahoon, Anne Whitten, Barry Chase, Matthew Qualls, Lawrence Huntley, CEO

Also Present: Dennis Brown, Joe Carr, Lorinda Hilton, Shirley Barto, Neil Rapoza

1. Call to Order:

Chairman Geoffrey Aleva called the meeting to order at 6:30 pm.

2. Review Previous Minutes:

Rick Reynolds stated that the only thing that he had found was that there was no consistency when writing Meals to go. Sometimes it was capitalized and sometimes it was not. It was just noted to be consistent with that in the future.

Rick Reynolds motioned to approve the minutes of April 23, 2015. Mark Cahoon seconded the motion. VOTE: 4-0 Abstain: 3

3. Current Business:

Chairman Aleva stated that the first item on the Agenda was for Joseph Carr. He is presenting the sketch plan for the applicant that proposes a Mobile Home Park (map 4, lot 47 & 44) on High Street.

Neil Rapoza from Civil Consultants stepped forward to discuss the proposal. He stated that the proposal is for a 39 unit Mobile Home Park to be located off of Route 4 at the edge of the Residential District and Village B. It currently has access onto Route 4 with a permit for 40 units.

Joseph Carr stepped forward and said that they are basically here tonight to get a feeling from the Board about what they think of the project. He stated that he didn't believe that there were any parks like this in North Berwick. He said that the land out there is flat and has a lot of sand there so the soils are great. He said that is also very well treed. Mr. Carr stated that if you go to a lot of Mobile Home Parks, they basically strip everything and you basically just see rows of trailers. The concept that they want to do is to keep the vegetation and use it to have some separation between the homes so people can feel like they have their own homes. He said that they are also thinking of making it an over 55 park and would like to know if the Board feels that this would

be something that would be needed in town. Larry Huntley stated that the discussions that he has heard are positive for the 55 and over park. Mr. Carr said that the parks that he has visited in places like Dover and West Kennebunk are over 55 and are very well maintained.

Jon Morse asked if they were going to do single-wide or double-wide trailers. Mr. Carr stated that he would like to do a mixture. He said that he has done a lot of home subdivisions and he tries to do all of his homes different. They are planning on having single car garages and front porches. He said that they do not have a plan to show these things yet because they just wanted to go over the concept with the Board to see if it is something that would be needed and wanted in town. Matthew Qualls asked Larry if there was any stats showing if there was a demand for low income housing or how many houses are for sale in town. Larry said that they did not have that kind of information.

Mr. Huntley stated that they do have an Ordinance regarding Mobile Home Parks which is on Page 5-16 of the Town Ordinance. Chairman Aleva asked if this was going to be a rental community or if the homes would be purchased. Mr. Carr stated that the residents would own the home and property. Barry Chase asked Larry how many homes they could do in a year. Mr. Huntley said that he wasn't sure and would have to look into it. Chairman Aleva stated that he doesn't think that it would apply to this situation because of the State's rules and regulations on Mobile Home Parks. Mr. Rapoza asked what they were questioning. Larry stated that we have a cap on how many dwelling units are allowed in one year and he is not sure if the State's laws circumvents that.

Jon Morse asked what their plans were for sewer and water. Mr. Carr said that there was town water on Route 4 so the park would use this. He stated that there are very good soils on the property so they would have some good areas for some leech fields.

Larry Huntley asked if they were doing everything in the Residential II part of the property and not Village B. Mr. Rapoza said that for all of the density calcs and everything that has been done for this park, it is only the portion that is located in Residential II District because mobile home parks are not allowed in Village B. Larry asked if they had any thoughts on using it later on for something else. Mr. Carr said they had nothing planned at this point. Rick Reynolds said that Lots 1-6 were located partly on the Village B side. Mr. Carr said that they are allowed to use 50 feet of the other district. Chairman Aleva asked if they were considering having sidewalks. Mr. Carr said that they are nowhere near deciding on that yet, but they are considering having trails going around the property and possibly having a community garden.

Mr. Carr said that someone gave him some figures regarding the real estate in town. He said that a house sells for about \$160,000 and the State of Maine average is \$125,000.

Jon Morse asked if it was going to be a public sewer or individual septic system. Mr. Rapoza said that it would be a community septic system located in the back of the property.

Anne Whitten said that the Ordinance states: "Mobile home parks shall meet all of the requirements of any residential subdivision and shall conform to all applicable State laws." She said to Chairman Alevea that this would mean that they would only be able to do 6 units. Chairman Alevea said that it depended because certain State rules and regulations trump the local Ordinances in regards to mobile home parks. He said that they will need to get Southern Maine Regional Planning involved with this project and they can verify how this would work. He stated that they would need to adhere to a lot of our standards that we have in our Ordinance but when it comes to the growth, it may be different.

Matthew Qualls asked what their plan was for drainage. Mr. Carr said that they hadn't gotten that far yet but they would probably do a retention pond. Mr. Rapoza said that in looking at it quickly and looking at what is needed by the State, they would be able to capture the majority of it with a grass filter on one side of the property as long as they can get the separation that they would need in that area. He said that the area by the entrance road is elevated about 7% but they could still get a good amount of treatment by using spreaders or buffers alongside the road. They would be looking at non-mechanical treatment.

Jon Morse asked what the smallest lot size would be. Mr. Rapoza said that he believes the smallest lot is 6500 square feet. Barry Chase asked if there was a public sewer there. Mr. Rapoza said that it would be a community system. He said that when they refer to the lots served by individual subsurface individualized disposal system, it does not mean that each lot will have an individual system. Jon Morse asked if they will be able to get everything on one system. Mr. Rapoza said that they should be able to but they have not gone through and done all of the file calcs on it yet.

Chairman Alevea asked how big the overall lots were. Neil Rapoza stated that Lot 47 is 270,000 square feet. Chairman Alevea stated that it shows that there is a density for 70 units. Larry Huntley stated that they are also restricted because they only have one entrance from the road.

Matthew Qualls asked where else we have mobile home parks in town. Larry said that we don't have any. The closest thing that we have to one is on East Road over by the five point's intersection. He said that these are all individually owned. Barry Chase asked if these were going to be owned and the property would be maintained by the applicants. Mr. Rapoza said that this was correct.

Mark Cahoon asked if there was any water such as ponds on the property. Mr. Carr said that there are a couple of ponds that were dug way before Dennis Brown bought the property. Mr. Cahoon was wondering about water supply for fire. Chairman Alevea said that they were on public water so there would be fire hydrants available.

Rick Reynolds said that there may be a lot of traffic coming in and out of here for one entrance. Larry stated that this is why they are limited to 40. Mr. Carr said that he believes that it is 5 trips

in and out per lot for mobile home parks. It has been all permitted by the State for a mobile home entrance. Mark Cahoon said that if it is going to be a 55 and over park, there may not be as much traffic. Chairman Aleva said that DOT would look at that because the entrance is bumping out to Route 4.

Jon Morse asked if it was going to be all new houses or were they going to allow somebody to bring in an older trailer into the park. Mr. Carr said that it was all going to be new units that will be bought through him so they can keep control of what comes into the park. Chairman Aleva asked if it was going to be homeowner's documents similar to condo documents. Mr. Carr said that it would be.

Anne Whitten asked if they had talked about open space. Barry Chase said that they would need to meet the density. Chairman Aleva said that if the total on the plan is correct for 70 units based on 1.4 million square feet, they should have plenty of open space. Mr. Rapoza said that he believes it is supposed to be 10% of the total area. Anne Whitten said that it is 10% of the total area of 10,000 square feet shall be reserved for open space. She stated that it needs to be on good land. Chairman Aleva said that that applies to a situation if you are using the 6500 square foot density values. If you use the 20,000 square foot density values you don't need to have open space. Larry said that this was correct but he doesn't see how they would get 20,000 square foot lots in here.

Chairman Aleva said that they would need to show the things like the drainage, vegetation, septic system and open space on their plan. They will also need to have a geology study for the septic design.

Larry Huntley said that we will need to get estimates from Underwood Engineering and the hydrology study people so we can come up with a proper escrow account. He said that we would need to have the escrow account established before moving forward with this. He said that Dwayne Morin will be sending those out so he should have the amount for the next meeting. Chairman Aleva asked Larry if they should wait to see their plan first before moving forward with escrow. Larry said that they will want to know what the cost will be to send it out to third party review. Mr. Carr said that it would be good to know.

Mark Cahoon and Rick Reynolds said that they like the 55 and over idea. Jon Morse, Matthew Qualls, Barry Chase and Anne Whitten said that they are all set with it.

Barry Chase motioned to accept the sketch plan for a proposed Mobile Home Park (Map 4, Lot 47 & 44) on High Street for Joseph Carr. Mark Cahoon seconded the motion. VOTE: 4-0
Abstain: 1

Chairman Aleva said that the next item on the Agenda was for Art O'Brien. He is proposing an Eating Establishment at 91 Elm Street (map 17, Lot 56-1). This is being continued from the April 23, 2015 meeting.

Larry Huntley said that he has not heard anything back from them. He had put them on the Agenda because he had said that he would do so at the last meeting.

Mark Cahoon motioned to table the Art O'Brien proposal for an Eating Establishment at 91 Elm Street until contacted by the applicant. Barry Chase seconded the motion. VOTE: 5-0

4. Other Business:

Jon Morse asked if there were any applicants for the Code Enforcement Officer position. Larry said that they have offered the job to somebody but it still needs to be confirmed by the Board of Selectmen.

5. Adjournment:

Mark Cahoon motioned to adjourn the meeting at 7:05 pm. Rick Reynolds seconded the motion. VOTE: 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Rick Reynolds

Mark Cahoon

Jon Morse

Anne Whitten

Matthew Qualls