

## **NORTH BERWICK, MAINE 03906**

### **MINUTES OF PLANNING BOARD SEPTEMBER 25, 2014**

**Present:** Geoffrey Aleva, Jon Morse, Rick Reynolds, Mark Cahoon, Lawrence Huntley, CEO

**Absent:** Chairman Barry Chase, Anne Whitten

**Also Present:** Michael Silsby, Lucille Silsby, Steven Spence, James McGuire

Vice Chairman Geoffrey Aleva will be the Acting Chairman for tonight.

1. Call to Order:

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

2. Review of Previous Minutes:

Vice Chairman Aleva stated that there was not enough Board members available to approve the August 28, 2014 minutes again tonight. It will have to wait until next meeting.

Rick Reynolds motioned to approve the minutes of the Planning Board from September 11, 2014 as written. Jon Morse seconded the motion. VOTE: 3-0 Abstain: 1

3. Current Business:

Vice Chairman Aleva stated that the item on the Agenda for tonight was for applicants Michael & Lucille Silsby. They are proposing an addition to an existing garage and the addition will infringe within the Resource Protection District (Map 4, Lot 28-9) at 17 Staples Drive.

Jon Morse has had to recuse himself because he has an association with the General Contractor that is doing the job.

Vice Chairman Aleva asked Larry Huntley to fill the Board in on the application. Larry stated that the Silsby's came in to get a permit for a motor home shelter that would be added to their existing garage on Staples Drive. When Larry looked at the old permit that allowed the garage, it showed that the existing garage is pretty close to Resource Protection District. In seeing what the dimensions were, Larry asked the Sibley's to get another Category 3 Survey to locate the addition before they went any further. He had told the Silsby's that it might be a possibility that

they would need to come to the Planning Board to get approval to construct a structure within the Resource Protection District which is allowed under Article 4.11.e Structures accessory to permitted uses. Larry said that they are over by about six feet on the back side.

Vice Chairman Aleva asked the Silsby's if they had anything that they wanted to say regarding the application. Lucille Silsby stated that Larry had pretty much covered everything. She did state that they have two retaining walls there because there is a two foot drop from the garage to the ground. They needed the retaining walls in order to keep the dirt in. She stated that the addition was going to be like a carport. She said that they may eventually board it in but for now it would just be a carport.

Vice Chairman Aleva opened the meeting up for public comment at 6:34 pm.

James McGuire stepped forward and said that he has no objection to the project. He stated that they have a pretty big garage now so he was wondering what the addition was for. They said that it was for the motor home.

Jon Morse stated that he does not see any problems with the project. He said that the way that they are doing it is the proper way of doing it. He stated that there will be good drainage off the roof and there will be no issues with water.

Vice Chairman Aleva closed the meeting for public comment at 6:37 pm.

Vice Chairman Aleva asked each of the Board members if they had any questions for the applicants. Mark Cahoon stated that as long as Larry had no issues with it, he had none either. Rick Reynolds stated that it might have been better if there was a grade on the plan. He stated that it sounds like the retaining walls are going to be used as support structures. He asked if the walls had already been filled in. Mrs. Silsby stated that the retaining walls are concrete. Vice Chairman Aleva asked if the area was wooded or open. Mrs. Silsby stated that it was open. Vice Chairman Aleva asked if it was open all the way to the river and Mr. Silsby stated that it was. Vice Chairman Aleva asked if they were going to bring in some fill to fill in the space to bring it up or is it already filled in on that back side. Mrs. Silsby stated that it needs to come up another foot and they are going to pave right into that. Vice Chairman Aleva stated that since they are working in the Resource Protection District for a couple of feet, they need to have some erosion control measures on the back side to prevent any kind of erosion. Mr. Silsby stated that they already have this. Rick Reynolds asked how this was filled in. Mr. Silsby stated that it was all gravel.

Rick Reynolds motioned to approve the application for a conditional use permit for Michael & Lucille Silsby at 17 Staples Drive, North Berwick to allow for part of a structure to be in the Resource Protection District by six feet. Mark Cahoon seconded the motion. VOTE: 3-0

4. Other Business:

Larry Huntley stated that he had nothing new at this time.

The Board went on to discuss the livestock issue that was talked about at the previous meeting. Mark Cahoon asked if they were looking to change the rules in Farm and Forest and the other members said they were not. Jon Morse stated that they need to clarify the definition of livestock. Vice Chairman Aleva stated that they are not really looking at changing anything in Farm and Forest but looking at all the other areas. Right now, for example, you can have pigs in the Village Center zone. With a CEO approval, you can currently have Animal Breeding and Care in the Village A, Village B and Residential Districts. Mark Cahoon stated that the acreage of the property needs to be considered as well. Larry stated that they should put in the Ordinance the size of the lot that is required for the zone plus additional acreage for the animals. Vice Chairman Aleva stated that they will need to review each of the zones and make changes where necessary.

Rick Reynolds motioned to adjourn the meeting at 6:50 pm. Jon Morse seconded the motion.  
VOTE: 4-0

Lawrence Huntley, CEO  
Planning Coordinator

Respectively submitted,  
Susan Niehoff, Stenographer

Chairman Barry Chase

Geoffrey Aleva

Rick Reynolds

Mark Cahoon

Jon Morse

Anne Whitten