

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD OCTOBER 9, 2014

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

Absent: Anne Whitten

1. Call to Order:

Chairman Barry Chase called the meeting to order at 6:30 pm.

2. Review Previous Minutes:

Chairman Chase stated that they still needed to approve the minutes from August 28, 2014.

Rick Reynolds motioned to accept the August 28, 2014 minutes as written. Jon Morse seconded the motion. VOTE 3-0 Abstain – 2

The Board moved on to the minutes from September 25, 2014.

Rick Reynolds motioned to accept the September 25, 2014 minutes as written. Mark Cahoon seconded the motion. VOTE: 4-0 Abstain – 1

3. Current Business:

Chairman Chase stated that the item on the Agenda was a Planning Board workshop regarding proposed Zoning Ordinance changes. Larry Huntley that they are still working on livestock and Animal Breeding and Care. Larry feels that the Farm and Forest zone is the only place that should have Animal Breeding and Care and livestock. He stated that at the very least, they should not be in the Residential District. Geoffrey Aleva stated that they should look at the Land Uses Table on Page 4-11A and review the Agriculture: Livestock and Animal breeding or care sections. Rick Reynolds also asked if they should change the definition of livestock. Geoffrey Aleva stated that they should just go through the Table and review the “Yes”, “No”, and “CEO”, then they wouldn’t even need to look at the definition. He said they could go through and make only Farm and Forest allow livestock and Animal breeding and care. Rick Reynolds stated that when they start doing conditional uses, people could state that the pig they want is just a pet. Jon Morse stated that it is considered livestock and they cannot have it in a Residential District. Chairman Chase asked Larry where the Farm and Forest zone started. Larry stated it was on Valley Road. Chairman Chase stated that there are a lot of properties out there that have the land for livestock but because of the district they are in, they wouldn’t be able to have any. He thinks

that this could be an issue. Mark Cahoon stated that they could make it “CU” on Village A & B and make it “No” in the Residential District. Chairman Chase stated that there are exceptions to every rule so he doesn’t think that they should make it a “No” in all the other districts. Larry stated that they should make it “CU” so they could be reviewed individually for the Board to decide if it would be feasible on that property. Larry stated that he feels that there should be a definition in the book that says that you need a lot size for the house plus a certain amount of extra land for livestock under Animal breeding and care. Chairman Chase asked Larry how much of an issue this really was and Larry stated that it was quite a big issue and it is continuing. Larry said that he feels that all applications should come before the Board to decide on them so they can find out exactly what they are planning with the livestock. He feels that it is important for the people around and for the animals to make sure that it is a proper environment. Geoffrey Alevea stated that he feels that it should be a “No” in the Commercial District, Commercial II District and the Industrial District.

The Board went on to further discuss which ones should be changed in the Land Uses Table. Larry asked the Board to take a look at Page 6-13 and review the Factors Applicable to Conditional Uses. He asked them if they felt that what is listed here gives the Board enough clout to make decisions. The Board felt that it did provide enough for them to make any decisions on these applications.

Chairman Chase went through each of the Districts and stated what they are requesting the Land Uses should be changed to. Under Agriculture: livestock, in the Village A & B, it will change from “CEO” to “CU”, Resource protection will go from “CEO” to “NO”, Shoreland Limited Residential will go from “CEO” to “CU”, Residential Districts will go from “CEO” to “CU”, Farm and Forest will go from “YES” to “CU”, Commercial District will go from “CEO” to “NO”, Commercial II District will go from “CEO” to “NO” and Industrial District will go from “CEO” to “NO”. Also under Animal breeding or care, in the Village A & B, it will change from “CEO” to “CU”, Residential Districts will change from “CEO” to “CU” and the Farm and Forest District will change from “CEO” to “CU”. The Board all agreed.

Rick Reynolds motioned to approve the following changes: Under Agriculture: livestock, in the Village A & B, it will change from “CEO” to “CU”, Resource protection will go from “CEO” to “NO”, Shoreland Limited Residential will go from “CEO” to “CU”, Residential Districts will go from “CEO” to “CU”, Farm and Forest will go from “YES” to “CU”, Commercial District will go from “CEO” to “NO”, Commercial II District will go from “CEO” to “NO” and Industrial District will go from “CEO” to “NO”. Under Animal breeding or care, in the Village A & B, it will change from “CEO” to “CU”, Residential Districts will change from “CEO” to “CU” and the Farm and Forest District will change from “CEO” to “CU”.

Mark Cahoon seconded the motion. VOTE: 5-0

4. Other Business:

Chairman Chase stated that he would like for the Board to review the sign ordinance again. Geoffrey Aleva and Jon Morse agreed. They would like to change the part about the internally lit signs.

The Board also discussed allowing mobile homes in any of the zones. Mark Cahoon stated that they are built a lot better than they used to be. He stated that if somebody owns land, they should be allowed to put it on their own property instead of having to go to a trailer park. He also stated that sometimes that is all that a person can afford to have so they should not be penalized.

Larry stated that Hannaford will be coming back before the Planning Board at the October 23, 2014 meeting.

5. Adjournment:

Rick Reynolds motioned to adjourn the meeting at 7:13 pm. Mark Cahoon seconded the motion.
VOTE: 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Barry Chase

Geoffrey Aleva

Rick Reynolds

Mark Cahoon

Jon Morse

Anne Whitten