

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD APRIL 11, 2013

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

Absent: Shaun DeWolf

1. Call to Order:

Chairman Barry Chase opened the Planning Board meeting at 6:32 pm.

Jon Morse was moved to a full voting member.

2. Review Previous Minutes:

Rick Reynolds motioned to approve the minutes of the Planning Board from March 14, 2013.

Geoffrey Aleva seconded the motion.

VOTE: 3-0

Jon Morse motioned to approve the minutes of the Planning Board from March 28, 2013.

Rick Reynolds seconded the motion.

VOTE: 5-0

3. Current Business:

Chairman Chase stated that he spoke to Town Manager, Dwayne Morin about the parking issues near the Dunkin Donuts which were brought up at the last meeting. Mr. Morin stated that he is aware of the situation and the neighbor that brought it up at the last meeting had been in to speak with him several times about it.

The items to discuss tonight are the priority actions that were talked about at previous meetings and tabled for further research and discussions.

Rick Reynolds inquired if Larry Huntley had heard back from the town attorney regarding the definitions that the Board wanted. Mr. Huntley stated that he had talked to the attorney but had not received an answer regarding the definitions. The attorney did

state that he did not think that it was a good idea for the subdivisions as a separate growth cap. He stated that it puts too much emphasis on subdivisions.

Geoffrey Aleva stated that the first item that was tabled was under Economics, Policy #3, which states: "Support the viability of forestry and agricultural industries (including all sorts of farm-related businesses including animal husbandry, horse farms, and horticulture, not just food crops) by restricting residential and commercial growth in area surrounding rural and forestry uses." He stated that he believed it was tabled until the zoning vote was done.

Rick Reynolds motioned that it is not necessary to do anything at this time.

Mark Cahoon seconded the motion.

VOTE: 5-0

Geoffrey Aleva stated that the next item tabled was under Transportation, Policy #7 which states: "Research and implement safe ways in which to efficiently use back lots in the growth areas of town, amending subdivision regulations as necessary, to achieve this objective."

There was some discussion as to what is meant by back lots in growth areas. Rick Reynolds stated that when they were working on the Comprehensive Plan and Southern Maine Regional Planning made the layout of what the possibilities are for laying out land. For all the growth acres that we define, there are back lots. He said that it is in the programming.

The Board then had some discussions regarding private drives and how many homes allowed on a private drive. Anne Whitten asked as to what the concern was with having no more than 2 homes on a private drive. Lawrence Huntley stated that they don't want it to be too long. Chairman Chase asked if a private drive could be used in a commercial zone. Larry Huntley looked up the definition of private drive and he said that it states it is for dwellings only, so cannot use in commercial zone. There was also more discussion about cul-de-sacs. These are not allowed in commercial zones at the moment.

Mark Cahoon stated that he didn't think that we had to do anything at this time.

However, Chairman Chase and Geoffrey Aleva stated that the Board might want to make cul-de-sacs available in commercial. Lawrence Huntley stated that they should get input from Road Commissioner on this first. He said that Board should probably table this for a future meeting. Larry will approach Dwayne Morin with some questions regarding if this can be done.

Mark Cahoon motioned to table Policy #7 under Transportation until they hear back from Larry Huntley after he talks to Dwayne Morin and Road Commissioner.

Geoffrey Aleva seconded the motion.

VOTE: 5-0

Geoffrey Aleva stated that the next items tabled were under Land Use, Policy #1, Bullet #3 and Policy #2, Bullet #2. Policy #1 reads: "Explore the creation of an annual differential growth cap, which promotes more development in the growth area." Policy

#2 reads: "Any residential development occurring with commercial enterprises that are redeveloping existing buildings can be excluded from differential growth cap but not from the yearly cap of the town."

Geoffrey Aleva stated that Policy #1 was tabled until after the town vote.

There was a question about what was meant by differential growth cap. Rick Reynolds stated that the differential growth cap was developed so more people could build in the growth areas rather than in farm and forest.

Mark Cahoon motioned to revisit this when there is a need to change something. Right now, there is no need to do anything. Chairman Chase said that if we wait for that than we end up playing catch up. Anne Whitten stated that we should research why growth cap was set up in first place and do other research before trying to change anything.

There was further discussion on how the growth cap could be utilized. It was mentioned that if not all 39 permits, which is the number allowed to be given out in a year, be given out then we could give out the leftovers at the end of the fiscal year in June to those on a waiting list or contractors who need the permits to complete their subdivisions.

Mark Cahoon motioned to revisit this at another time when they can have more information.

Geoffrey Aleva seconded the motion.

Chairman Barry Chase asked Larry Huntley to obtain information on where the permits went for each year that the growth cap has been in place, including how many were in subdivisions.

Mark Cahoon motioned that we will revisit this item in the fall.

Rick Reynolds seconded the motion.

VOTE: 5-0

Lawrence Huntley stated that this was all of the ones that were tabled under high priority status.

The Board members started to review the medium priority issues. Rick Reynolds stated that the first one tabled at the March 14th meeting was under Population Implementation Strategies, Policy 1 Action 2. It states: "Design guidelines in public investments in the downtown and growth areas to make them more livable with additions such as attractive, walkable neighborhoods, street trees, sidewalks and green spaces that should take place in the in-town area that includes Commercial, Limited Commercial, Historic and Affordable Housing Overlay District as well as the growth districts."

This was tabled until after the Town meeting.

Rick Reynolds stated that we will have to change Limited Commercial to Commercial II. He wants to make sure that the growth areas are more presentable. He said that if Hannaford does come into town, people are going to want to walk. Board should make sure that they add the sidewalks and also appropriate landscaping to make presentable.

Lawrence Huntley stated that we should probably table these items and discuss Hannaford specifically.

Rick Reynolds motioned that we table the discussions on the medium and low priority action items at this time.

Mark Cahoon seconded the motion.

VOTE: 5-0

4. Other Business:

Lawrence Huntley stated that he has been in touch with Tyler from Hannaford. He is meeting with him next week about presenting to the Planning Board on March 25th. Tyler would like to have some ideas on what the Planning Board would like Hannaford to provide. Dwayne Morin, Town Manager, would like them to provide sidewalks from Madison Street to the proposed location. Mr. Huntley states that the next meeting will be a public meeting with Hannaford and the following meeting would be a Public Hearing at the Community Center. Larry suggested that the Board prepare a list of what items they want to ask Hannaford for when they come in at the next meeting.

Chairman Chase feels that this is a short turnaround. He would like to meet with Hannaford to see their sketch of their ideas of what they are proposing. He would then like to have another meeting to go over their plan before the Public Hearing.

Jon Morse had to leave the meeting.

Chairman Barry Chase moved Anne up to full voting status.

Anne Whitten said that the bylaws state that they should vote on the Officers after Town Meeting.

Anne motioned to keep Barry Chase as the Chairman.

Mark Cahoon seconded the motion.

VOTE: 4-0

Mark Cahoon motioned to keep Shaun DeWolf in the position of Vice Chairman.

Anne Whitten seconded the motion.

VOTE: 4-0

Mark Cahoon nominated to have Anne Whitten as the Honorary Secretary.

Rick Reynolds seconded the motion.

VOTE: 4-0

5. Adjournment:

Mark Cahoon motioned to adjourn the meeting at 8:16 pm.

Geoffrey Aleva seconded the motion.

VOTE: 4-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted,
Susan Niehoff, Stenographer

Chairman Barry Chase

Shaun DeWolf

Rick Reynolds

Mark Cahoon

Geoffrey Aleva

Jon Morse

Anne Whitten

