

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD AUGUST 22, 2013

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

Also Present: Israel Gray, Steve Quint, Lindell Quint, Shirley Barto, Lorinda Hilton, Laurienne Missud Martin

1. Call to Order:

Chairman Barry Chase opened the Planning Board meeting at 6:30 pm.

Chairman Chase announced that if anyone was there to hear from Hannaford, they would not be here tonight. They have rescheduled to September 12, 2013.

2. Review of Minutes:

Rick Reynolds stated that there was a misspelling of the street. The minutes stated Autocove Lane but it should be Otter Cover Lane. These corrections were on Page 4, 2nd paragraph from the bottom and on Page 6 in last paragraph. Also on Page 6, in paragraph 5, where it states, "The French door is going to be an elevation of 2179..." it should read "The French door is going to be an elevation of 217.9..."

Rick Reynolds motioned to accept the minutes of August 22, 2013 as revised.
Geoffrey Aleva seconded the motion.
VOTE: 7-0

3. Current Business:

Lawrence Huntley stated that the Board needs to have a definition of apartment. He said that right now we do not have anything for in-law apartment so they have to go as a dwelling unit. This requires twice as much land and a bunch of other things. He said that the more stringent these things get, as far as people moving back home or people wanting to take care of their parents, it becomes real restrictive for people to provide a living space other than a dwelling unit.

Jon Morse asked Larry what he has been doing whenever someone has inquired about adding an apartment. Larry stated that he doesn't have a choice but to require a separate

dwelling unit on the same piece of property and this requires extra space and twice the amount of footage for land size. Geoffrey Aleva asked if he had looked at any other local ordinances to see what they have for a definition. Larry stated that he had looked at 2 or 3 of them and sometimes they don't even bother to require more land size. As long as it has an entrance from the interior of the home, it is considered an in-law apartment. Larry states that a lot of them are getting around it by just adding a living space and a bedroom but not a kitchen so that it is not considered a dwelling unit.

Larry stated that they also need a definition for solid waste facility. He said that we allow them but we don't have a definition for them. They are allowed in the Village Center Zone, Residential District, Farm & Forest District and the Industrial District. Chairman Chase asked if it was CU and Larry said yes.

Chairman Chase asked how we usually go about getting these definitions. Larry said that we could get it from Town Attorney or check with other towns and see what they are using. Larry said that someone should get all of the information together for the Board to review.

Larry said that he also would like a definition for strip mall. He stated that we have one for a shopping center but not for a strip mall. Chairman Chase asked what the definition of the shopping center was. Rick Reynolds stated that it is a concentration of retail stores or service establishments under one ownership and management containing 15,000 square feet or more of floor space and at least 65 parking spaces. Shaun DeWolf asked if Dunkin Donuts would be considered a shopping center but Larry said no because it doesn't have 65 parking spaces. Anne Whitten asked if we don't have a definition on the books do we go by the dictionary definition and Larry said yes.

Larry said that these issues are things that come up frequently and so we really need to have a definition for them.

Larry stated that the Board would need to look at the Comprehensive Plan updates. The Board had started to review these in previous meetings but it was put aside to deal with the zoning issues. He stated once everything is done with Hannaford, these should be reviewed.

Chairman Chase mentioned that he would not be here for the September 26, 2013.

Rick Reynolds motioned to accept the continuance of the Public Hearing of the Hannaford request to be moved to September 12, 2013.

Shaun DeWolf seconded the motion.

VOTE: 5-0

Chairman Chase asked the public that was present if they had any comments or questions. Shirley Barto wanted to know how long we would allow them to continue without starting the clock. She feels that they should have had everything together by now. Larry stated that they postponed it because they are trying to come together with all the requirements that Underwood, Southern Maine Regional Planning and the Planning Board have put before them. They also have to review all the State requirements. Jon Morse stated that at the last Public Hearing, there was a lot of stuff that Hannaford didn't have that we wanted and told them that they should have updated plans and permits before seeing them again.

Chairman Chase stated that we should not be discussing Hannaford without them being there. He stated that the public could make comments but the Board could not.

Shirley Barto also wanted to point out that the building that they showed us does not look anything like what they told us they were going to do. There is no gables or clapboard siding. Anne Whitten stated that Hannaford is supposed to bring back a revised plan to show any changes.

Israel Gray is concerned with where Hannaford is putting their ingress egress. It is close to his driveway. He would like them to consider having this moved back for safety reasons. Chairman Chase stated that the DOT has final say on these types of things.

Rick Reynolds asked the Chairman to make a request to get definitions made that Larry recommended. Larry said that he could check with the Town attorney and some of the other towns to see what they have and get back to the Board.

Chairman Chase stated that the next meeting would be at the Community Center on September 12, 2013.

Rick Reynolds motioned to close the meeting at 6:55 pm.

Mark Cahoon seconded the meeting.

VOTE: 5-0

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