

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD SEPTEMBER 26, 213

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

Absent: Chairman Barry Chase, Shaun DeWolf, Anne Whitten

1. Call to Order:

Geoffrey Aleva is acting Chairman for tonight. He called the meeting to order at 6:31 pm.

Acting Chairman Geoffrey Aleva also moved Jon Morse to full voting status.

2. Review of Previous Minutes:

Rick Reynolds stated that on Page 2 in the first paragraph the sentence that reads: "Rick stated that a Home Occupation is only for people who live on ..." but it should read "Rick stated that a Home Occupation is only for people who live in...". Also on Page 4 in the second paragraph where it reads: "Mr. McKenzie stated that sine ...", it should read "Mr. McKenzie stated that since ...". Also on Page 5, in the first paragraph, the sentence that reads "She stated that we do not accept storage containers and that Mr. McKenney had stated that he would bring in pictures of what the containers would like.". It should read "would be like." Also on Page 6 in the first paragraph, the sentence that reads, "Chairman Chase stated that if it had not reviewed by the Board then it was not on the designed on the plan." should read, "Chairman Chase stated that if it had not been reviewed by the Board then it was not going to be on the design plan.". On page 8 in the top paragraph where it reads, "When they design their building, that retainer wall will..." it should be "When they design their building, the retainer wall will...".

Rick Reynolds motioned to accept the amended minutes from September 12, 2013.

Jon Morse seconded the motion.

VOTE: 3-0 Abstain: 1

3. Current Business:

Acting Chairman Geoffrey Aleva asked Lawrence Huntley if there was any update regarding the Hannaford project. Mr. Huntley stated that they had met with the water department today but he had not heard anything about it.

Acting Chairman Aleva stated that the first item under current business was Comprehensive Plan review. However, before getting into this, he asked Larry if they should review the email from the Town attorney about whether Hannaford should be classified as a shopping center or not.

Mr. Huntley stated that he had just supplied it to the Board so they could review it prior to letting Hannaford know at the next meeting. He states that basically the Town attorney agrees with him regarding it being 3 uses instead of 3 stores so they have the right to have 180 square feet of signage and that it is not a shopping center as defined by our ordinance.

Mr. Aleva also asked if they had to do anything regarding the memo from Dwayne Morin regarding the review of documents. Mr. Huntley stated that they could ask Mr. Morin to come in to discuss it or the Board could just do what the Selectmen are recommending in the memo. Mr. Huntley stated that they could do that in the near future when they are reviewing the Ordinances.

Rick Reynolds asked Mr. Huntley if he had received any information from the Attorney regarding the other definitions that the Board had previously discussed. Mr. Huntley stated that he had not done so yet.

Acting Chairman Aleva stated that the next issue was continuing with the review of the Comprehensive Plan. Rick Reynolds stated that the last time the Board reviewed the Plan, they had gone through all the medium priorities. He believes the only thing that they still need to review are the low priority items.

Mr. Aleva stated that there was one on Page 96 under Transportation, Policy #5 which states, "Reduce the impact of heavy vehicles and oversized vehicles on Route 4 in the Village Center." Rick Reynolds stated that Route 4 did not go through the Village Center. Mr. Aleva stated that the low priority Action states: "Urge the State of Maine to consider a bypass from Route 9 West coming from Wells to Route 4 North." Rick Reynolds stated that this was in the previous Comprehensive Plan. He said that it had been discussed. They had checked with DOT and started drawing where they thought it should go, but they decided that it was unfeasible at this time. Mr. Aleva stated that this meant they would have to add another bridge over the river and he did not foresee this ever happening. Mr. Reynolds stated that it was decided that it was not needed at this time.

Acting Chairman Aleva asked if they could just strike this from the Comprehensive Plan as they were reviewing it. Rick Reynolds stated that they just needed to indicate that they had discussed it and there was no action to be taken at this time.

The Board agreed that there was no need for further review on this Policy.

Mr. Aleva stated that the next section was Public Facilities and Fiscal Capacity. The Tables start on Page 150. There were no low priority issues to review.

They went on to the next section which was Recreation and Open Space. The first table starts on Page 164. Rick Reynolds stated that there were no low priority issues to review.

Next section is Natural Resources which starts on Page 201. Geoffrey Aleva stated that there were no low priorities to review in this section.

Next section was Agriculture and Forestry with the checklist starting on Page 218. Mr. Aleva stated that Policy #1 is a low priority item for the Planning Board. It states: "Support farming and farm related businesses, low impact forestry, and other businesses that enhance and protect

the rural setting of our town, animal husbandry, horticultural businesses, etc." The Action is as follows: "Continue to allow farm stands anywhere in town and signs advertising those stands." Rick Reynolds stated that this is currently being done with the Farmers Market held every Friday. Mr. Aleva stated that no action was needed at this time and to keep it in there as a low priority.

Next was the Cultural, Historical and Architectural section which starts on Page 226. No low priorities to review in this section.

Next section was Land Use which starts on Page 249. There is a low priority review for Policy #3. It states: "Use the areas currently designated for industrial and commerce by working proactively with property owners to better use the land." The Action is as follows: "If in the long term, additional land is needed for light industrial or commercial purposes, such expansion and development should occur in tandem with large scale set asides for parks and conservation lands. Any new industry or commerce should be located adjacent to current industrial and business zones to avoid industrial sprawl and the gutting of the commercial center of town. This expansion would logically belong on the portions of Route 4 or 9 that are closest to US 95 heading towards Wells and Sanford." Rick Reynolds stated it was felt that this is where industry should be at the time.

The second Action item states: "Any expanded commercial or light industrial development should be set back from the road in a compact way to avoid strip development." Mr. Aleva stated that this is covered with our Ordinance so no action is needed at this time.

That was the last of the low priority actions to be reviewed.

Acting Chairman Aleva asked Larry Huntley if he had more information regarding the in-law apartments. Mr. Huntley stated in-law apartments should be allowed in all districts except the Industrial district which coincides with our Residential district right now. Some towns state that access should only be from inside the principal dwelling structure so there is no access to the in-law apartment from outside. He stated that alot of towns also limit it to square feet and the average is about 450 square feet. Jon Morse asked if the addition of a kitchen was the only thing that would differentiate an apartment vs an in-law apartment. Larry said that it was. Mr. Morse inquired if the addition of a kitchen also disqualifies it as being a single family dwelling. Mr. Huntley stated that this was correct. Mr. Huntley stated that we cannot allow apartments to be attached to single family dwellings without twice the amount of acreage required for the zone. Mr. Huntley stated that if the town made an in-law apartment Ordinance, these were some of the requirements to consider. He also stated that the resident would have to be a relative to the people in the dwelling. He said that it should state in the Ordinance that it needs to be a direct descendent of the occupying family. It would not allow for the occupants to take in boarders such as college students.

Geoffrey Aleva stated that he was in agreement with all the conditions except for the square footage. Jon Morse asked Mr. Huntley if the Board could require that access be from within the residence and Mr. Huntley stated that they could. Mr. Huntley stated that he does get quite a few requests about in-law apartments and has to turn them away.

4. Other Business:

Larry stated that he foresees that Hannaford may take one more meeting with the Board after the 10/10 meeting to finalize everything.

Mr. Huntley stated that he has had several other businesses inquire about coming into town.

Jon Morse motioned to adjourn the meeting at 7:04 pm.

Mark Cahoon 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

