

**NORTH BERWICK, MAINE, 03906**

**MINUTES OF PLANNING BOARD JULY 12, 2012**

**Present:** Chairman Barry Chase, Shaun DeWolf, Rick Reynolds, Mark Cahoon and Lawrence Huntley, CEO.

**Also Present:** Louis Thibodeau, Marie Thibodeau, Kathleen Wilkinson, Heather Eastman, Shawn Eastman, Steve Clement, Larry Litvinchyk, Marion Litvinchyk, Carol Chagnot, Pat Harding and Kelly Rouillard.

**Absent:** Julie Fernee

**1. Call To Order:**

Chairman Barry Chase opened the Planning Board Meeting at 6:30 p.m.

**2. Current Business:**

**A. Shawn and Heather Eastman---**Applicant proposes to establish a Farm Stand and Hay Storage Barn at 381 High Street. (Map 4, Lot 61)

Shawn Eastman explained that I want to grow produce to sell organic vegetables and fruits at the market.

I would like to sell Cut Flowers - 10 varieties, Herbs – 10 varieties, Christmas trees, Hay, Feed, and Mulch.

In store we intend to sell our own crops fresh, and also pies and pastries, jams, sauces, salad mixes, Breads and Muffins.

We would like to sell other local farmer's products; cheese, maple syrup to assist them in selling their products.

When available, we will open to the public a pick (your own) allow schools to come for field trips, and outdoor class activities.

Chairman Barry Chase asked will the farm stand be opened year round.

Shawn Eastman answered eleven months out of the year plus vacation time.

We would like to be opened:

8:00 - 6:00 in season - May 1 - December 1

9:00 - 5:00 off season – December 1 – May 1 – close 1 day a week

Closed for 1 month during year for vacation

Shaun DeWolf commented that the entrance meets DOT standards of 24 feet and that there be signs placed where to enter and exit.

Rick Reynolds asked if there would be a sign with lights.

Shawn Eastman answered I would like to at certain times of the year if possible.

Rick Reynolds asked about waste disposal.

Shawn Eastman answered the waste will be compost because everything grown there will be organic.

Chairman Barry Chase opened the meeting for public comments at 6:40 p.m.

Pat Harding spoke: that she is very happy about the farm stand.

Kathleen Wilkinson spoke: that her only concern was the traffic flow.

Chairman Barry Chase answered that what there plan shows is that they have a DOT permit to put this in there.

Kathleen Wilkinson asked where the farm stand and the storage barn are going to be.

Lawrence Huntley, CEO answered that it will be approximately 250 feet from the road.

Chairman Barry Chase closed the meeting for public comments at 6:50 p.m.

Conditions:

1. Change drive entrance to 24 feet to match DOT Permit
2. Add signs for traffic flow on site
3. Stock pile must be a minimum of 20 feet from property lines
4. Hours of Operation changed from December 1 to December 31 and hours are 8:00 a.m. to 6:00 p.m. and 9:00 a.m. to 5:00 p.m.

Shaun DeWolf moved to accept application for Map 4, Lot 63 with four conditions; change drive entrance to 24 feet to match DOT Permit, add signs for traffic flow on site, Stock pile must be a minimum of 20 feet from property lines and hours of Operation changed from December 1 to December 31 and hours are 8:00 a.m. to 6:00 p.m. and 9:00 a.m. to 5:00 p.m., Rick Reynolds seconded a motion. Vote, 4-0

### **3. Preview Next Agenda**

### **4. Other Business:**

The Planning Board discussed with the Code Enforcement officer the Comprehensive Plan.

**5. Review Previous Minutes:**

*Shaun DeWolf moved to approve the minutes of June 28, 2012 as corrected, Rick Reynolds seconded a motion. Vote, 4-0*

**6. Adjournment:**

Shaun DeWolf moved to adjourn at 7:30 p.m., Mark Cahoon seconded a motion. Vote, 4-0

Lawrence Huntley, CEO  
Planning Coordinator

Respectively Submitted  
Anita Merrow, Stenographer

Chairman Barry Chase

Julie Fernee

Shaun DeWolf

Mark Cahoon

Rick Reynolds

Chairman Barry Chase  
Julie Fernee  
Shaun DeWolf  
Mark Cahoon  
Rick Reynolds  
CEO  
Town Manager  
Post Inside/Outside  
File