

NORTH BERWICK, MAINE, 03906

MINUTES OF PLANNING BOARD SEPTEMBER 27, 2012

Present: Vice Chairman Shaun DeWolf, Julie Fernee, Rick Reynolds, Mark Cahoon and Lawrence Huntley, CEO.

Also Present: James Bacon (Land Surveyor), Stacy Chilicki, Joel Hilton, Richard Damren, Linda Archambault and John Archambault.

Absent: Chairman Barry Chase

1. Call To Order:

Vice Chairman Shaun DeWolf opened the Planning Board Meeting at 6:31 p.m.

2. Current Business:

A. John & Linda Archambault---Applicant proposes to change an approved Subdivision by adding an additional dwelling on lot 10. "Great Works Tree Farm" (Map 6, Lot 10)

John Archambault explained that we have an old barn that is on the property and we are looking into turning it into a three bedroom apartment.

Vice Chairman Shaun DeWolf asked the Code Enforcement Officer why this was before the Planning Board.

Lawrence Huntley, CEO answered because every dwelling unit requires a certain amount of square footage per lot. This is a Subdivision and you're adding another dwelling unit to the Subdivision.

James Bacon explained in a Subdivision to create a separate dwelling unit is the same as a lot split and with any changes in a Subdivision has to be reviewed by Planning Board. The plan is basically the same. The only change was labeling dwelling unit A and B and the leach field.

Rick Reynolds asked what the structure between dwelling A and B is.

Linda Archambault answered that it is another chicken coop.

Vice Chairman Shaun DeWolf asked the Code Enforcement Officer if there were any concerns.

Lawrence Huntley, CEO answered that some of the neighbors are concerned about frontage and setbacks.

The 300 foot frontage will be from Cherry Tree Lane, which now makes Cherry Tree Lane full from gaining frontage for any other dwelling units or until changes are made and the Subdivision is brought up to Subdivision standards.

Dwelling Lot B is making this a full Minor Subdivision and any more changes to this Subdivision will make it a Major Subdivision, which would entail multiple Planning Board reviews.

The front setback will be from Oakwoods Road and the side setback will be from the lot line from tax map 6, lot 10-1.

Vice Chairman Shaun DeWolf asked Lawrence Huntley, CEO for clarification on Note 9.

Joel Hilton asked that Note 9 be read to the public.

Rick Reynolds read into the record Note 9.

Vice Chairman Shaun DeWolf opened the meeting for public discussion at 6:43 p.m.

Stacy Chilicki explained that I know that the purpose of this building lot is for their children, but if they were to sell their property is there anything in the Town Ordinance that states that it has to be a single family home? Is it possible that since this is a three bedroom apartment that three separate families or entities could live in this apartment?

Lawrence Huntley, CEO answered that the Zoning Ordinance allows more than one family to be in one building unit.

Richard Damren spoke that there is working being done in the inside of the building.

John Archambault replied that there is a workshop inside that is being used.

Vice Chairman Shaun DeWolf closed the meeting for public discussion at 6:47 p.m.

Rick Reynolds moved to approve the Subdivision by adding an additional dwelling on lot 10, Mark Cahoon seconded a motion. Vote, 4-0

The Planning Board signed the Mylar.

3. Preview Next Agenda

4. Other Business:

The Planning Board discussed Zoning in North Berwick.

5. Review Previous Minutes:

Rick Reynolds moved to approve the minutes of August 23, 2012, Mark Cahoon seconded a motion. Vote, 4-0

6. Adjournment:

Rick Reynolds 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