

NORTH BERWICK, MAINE, 03906

MINUTES OF PLANNING BOARD OCTOBER 11, 2012

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

Absent: Julie Fernee

1. Call To Order:

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

2. Current Business:

A. Planning Board Workshop---Comprehensive Plan

Rick Reynolds discussed improving the zoning around the Village Center to encourage building and businesses to the downtown area and also more Commercial on Route 4 and Route 9.

Shaun DeWolf asked the Planning Board the zoning for Commercial in North Berwick: river on Route 4; to railroad tracks; to Buffum Road on Route 9 and to Pratt & Whitney on Route 9.

Chairman Barry Chase spoke: that on the Comprehensive Plan map the commercial areas are all blue, so we have pockets of Commercial every where.

Lawrence Huntley, CEO spoke: that there is only one commercial in town. The blue areas on the map are Commercial properties.

The Planning Board referred to the Town Map.

The green on the map is Village A Commercial.

The yellow is limited Commercial.

The gray is the center overlay, Commercial.

Shaun DeWolf suggested the entire area be considered Commercial.

Rick Reynolds spoke: look at Route 4 and Route 9 where the Comprehensive Plan had encouraged Commercial growth.

The Planning Board discussed presenting to the Board of Selectmen changing Limited Commercial District to all Commercial District.

Planning Board Discussion on Changes: Commercial District:

Table-page 4-9B

Adult Business: (CU)

Table-page 4-9C

Mobile Food Wagon: (CU)

Commercial & Industrial facilities which by nature of their operation require shore front location, such as boat yards, marinas, etc: (NO)

Shoreland agriculture: (CU)

Shoreland clearing: (CU)

Shoreland filling, grading, lagooning, dredging or other earthmoving activity: (CU)

Shoreland timber harvesting: (CU)

Table 4.3 – page 4-9 F Dimensional Requirements

Remove table - Limited Commercial – (Leave Industry)

Village Center & Commercial and Village A District, Village B District, Village B District, Village C Overlay to (All Commercial)

The Planning Board will continue discussions on the Comprehensive Plan Commercial District changes.

3. Preview Next Agenda

4. Other Business:

5. Review Previous Minutes:

Rick Reynolds moved to approve the minutes of September 27, 2012, Mark Cahoon seconded a motion. Vote, 3-0-1

6. Adjournment:

Rick Reynolds moved to adjourn at 8:00 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