

NORTH BERWICK, MAINE, 03906
MINUTES OF PLANNING BOARD DECEMBER 06, 2012

December 6th 2012

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

Also Present: Sonja Royal, Donald Royal, Jodi Wick, Jim Culver, Larry Leblanc, Charles Barto, Shirley Barto, Peggy Calamro, Patricia LaRose, Brian Shaw, Michael Barker, Victoria Mackenzie, Cathy Babcock, Dave Babcock, Sid Hall, Aaron Lowery, Ian Lowery, Keith Lowery, J Lord, Tyler Sterling, Stan Rice, Dale Hilton, Lorinda Hilton, Rick Stambaugh, Goyia Cahoon, Anne Whitten

1. Call To Order:

Chairman Barry Chase opened the Planning Board Meeting at 6:35 p.m.

2. Current Business

- a. Hannaford Supermarkets--- Applicant proposes a Zone Change along Somersworth Road. (Village A to Commercial) to allow construction

Tyler Sterling spoke to the board about opening a 35,000 square foot store at 33 Somersworth Road, at the intersection of RT 9 and RT 4.

Chairman Chase spoke to the board about the process of changing the zone in that area.

Larry Huntley, CEO spoke to the board about the proposed change to the zone in that area. Larry invited everyone to the December 20th meeting where the board will layout plans for the new change of zoning.

Larry Huntley, CEO explained the process:

1. The Board will provide Larry with the map of the proposed change areas
2. Larry will post a public hearing on the matter in local newspapers
3. If the Board decides to go ahead with the changes they will give their proposal to the Board of Selectmen.
4. The Board of Selectmen will have a public hearing
5. The matter will go to the people in a referendum vote April 6th at Town Meeting.

Then if the people vote yes to the proposed changes then and only then can Hannaford's come before the Board for a permit to build.

Chairman Chase opened the meeting to question from the audience.

Lorinda Hilton: Where would the zoning be.

Larry Huntley: Village A, Limited Commercial

Charles Barto: Be careful of spot zoning.

Rick Stambaugh: Why the change to the zoning?

Mr. Stambaugh spoke on the comprehensive plan and wanted to know what has changed in the past 40 years that warrants a change to the zoning that has worked well.

The Board: Taxes, jobs, life has changed in the past 40 years. The comprehensive plan since 2009 has requested looking to changing the zone on the RT 9 corridor.

Close Audience speaking.

Shaun Dewolf made a motion to move forward on the changes to make the limited commercial and village a into one zone. Rick Reynolds seconded the motion. 5-0

Larry Huntley, CEO went over the new zoning chart with the Board and asked them to review them for the December 30th meeting.

3. Review Previous Minutes:

No minutes to review

Shaun Dewolf made a motion to close the meeting at 7:22. Rick Reynolds seconded a motion. 4-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted
Anne Whitten, Stenographer

Chairman Barry Chase

Shaun DeWolf

Julie Fernee

Rick Reynolds

Mark Cahoon

Geoffrey Aleva