

**NORTH BERWICK, MAINE, 03906**  
**MINUTES OF PLANNING BOARD DECEMBER 20, 2012**

**Present:** Chairman Barry Chase, Shaun DeWolf, Rick Reynolds, Geoffrey Aleva, Jon Morse and Lawrence Huntley, CEO.

**Also Present:** Jodi Wick, Donald Royal, Sonja Royal, Victoria Mackenzie, Rick Stambaugh, Charles Barto, Shirley Barto, Lorinda Hilton, Dick Hilton, J.M. Lord, Bob Boston, Colleen St Hilaire, John St Hilaire, Karen Mathis, Teresa Mondello.

**1. Call To Order:**

Chairman Barry Chase opened the Planning Board Meeting at 6:31 p.m.

Chairman Chase moved alternate members Geoffrey Aleva and Jon Morse up to voting status.

**a. Current Business : Planning Board Workshop - Proposed Zoning Ordinance Changes**  
(Commercial Zone, Land Use Tables, Article 4.3 & 5)

The Board looked over the suggested proposed zone changes on a map that the CEO prepared. Members of the audience looked over what the zoning is at this date with the CEO. Discussion among the Board took place.

Rick Reynolds made a motion to accept the proposed zoning changes as outlined on the map. Shaun Dewolf seconded the motion.

Vote: 4 yes, 1 abstain

The Board discussed the land use table pages 4-11A through 4-11E making changes as it would affect the proposed new commercial zone.

The Board requested that the CEO request a definition of Waste Recycling Facility.

Chairman Chase opened the meeting to questions from the audience.

Questions and answers:

Q. Why does a town this size need such a large commercial zone.

A. The size of the zone does not change that much. The zones of Village Center, Commercial District and Limited Commercial would be merged into one Commercial Zone.

Q. Would making more CU (conditional use) standards give the Planning Board more power?  
A. Having CU standards gives the town a tool to have a oversee the businesses that come into town. If the standards were a YES then the business could just build what they wanted, without any overview.

Q. What is the eminent domain for the highway?  
A. I believe it is 50 feet from the center line.

Q. Are the proposed changes consistent with the Comprehensive Plan?  
A. Now that we have reviewed the Land Use Tables, we will take the next step and do more research.

Rick Reynolds made a motion to accept the Land Use Tables  
Shaun Dewolf seconded the motion  
Vote 5-0

The CEO asked the Board to review Article 4 and 5  
Notes to table 4.3  
G page 4:13  
M page 4:14

5.4.13 A page 5-5  
5.2.9 page 5-28 Residential Uses in Commercial Zones

Jon Morse made a motion to remove the wording in 5.2.9  
New residential uses may be established in commercial zones only when the residential use is to occupy the upper story or stories of buildings where business is conducted at the ground level.  
Geoffrey Aleva seconded the motion.  
Discussions were made.

Jon Morse amended his motion to change the wording in 5.2.9 to read  
New residential uses may be established in commercial zones.  
Geoffrey Aleva seconded the motion.  
Vote 5-0 for the amended motion

**3. Preview Next Agenda**  
The next meeting will be on January 10, 2013 to review the changes made tonight.

**4. Other Business:**  
Public Hearing on the Zoning Changes will be on January 24, 2013 at the Community Center

**5. Review Previous Minutes:**

No minutes to review

Rick Reynolds made a motion to adjourn at 8:35

Shaun Dewolf seconded the motion

Vote 5-0

Lawrence Huntley, CEO

Planning Coordinator

Respectively Submitted

Anne Whitten, Stenographer

Chairman Chase

Shaun DeWolf

Geoffrey Aleve

Rick Reynolds

Jon Morse

Chairman Barry Chase

Julie Fernee

Shaun DeWolf

Mark Cahoon

Rick Reynolds

Geoffrey Aleve

Jon Morse

CEO

Town Manager

Post Inside/Outside

File