

**NORTH BERWICK, MAINE, 03906**

**MINUTES OF PLANNING BOARD APRIL 28, 2011**

**Present:** Chairman R. Todd Hoffman, Barry Chase, Shaun DeWolf, Patrick Raftery, Mark Cahoon, Rick Reynolds and Lawrence Huntley, CEO.

**Absent:** Julie Fernee

**1. Call To Order:**

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:30 p.m.

Chairman R. Todd Hoffman moved Mark Cahoon to full voting status.

**2. Current Business:**

**A. Planning Board Workshop---Comp. Plan Review**

**The Planning Board will be working on revisions to the Zoning Ordinance:**

Julie Fernee: Kennel Permit

Mark Cahoon: Shed Permit

Barry Chase: Shoreland Limited Residential Zone

Chairman R. Todd Hoffman: Windmills

Rick Reynolds suggested a time table for the vote this fall and some of the Ordinance changes in the fall and then concentrates on the Comprehensive Plan. There will a lot of discussion about putting the critical Farm and Forest area six acres.

Chairman R. Todd Hoffman discussed with the Planning Board Cluster Development in Farm and Forest Ordinance.

Shaun DeWolf suggested that it should be left up to the developer. There needs to be some type of gain for the contractor to encourage Cluster Development.

Rick Reynolds spoke: that it has to do with open space, we went to the land lock on Lebanon Road and that is probably just the opposite that we were trying to form. That was one of the open spaces that was considered as something to keep in the town; large open space fields.

We are trying to discourage building out in Farm and Forest area and where trying to think of ways to do that.

If we were going to follow the State, the State has a plan that says we will try to maintain the rural character of the State of Maine.

These are mostly suggestions.

When we had SMRPC here for suggestions they showed us a map of build able units in the center of town and most of the land was useless; swamps, river areas and shoreland zoning.

It was very hard to follow that direction to encourage people to live in town when you have a sewage system that can't handle anything more.

This is one of the ways I would like to set up the Comprehensive Plan is to have a solve section after this in the Comprehensive Plan and having table in there as you go through the different policies (have what did we do). Such as; we discussed it at a meeting, the date, who was at the meeting, what were the results, was there action taken and then you have a correction plan.

Rick Reynold: Time Table of Comp Plan and Results

Barry Chase and Shaun DeWolf will research Cluster Development.

### 3. Preview Next Agenda

Littlefield

### 4. Other Business:

Mark Cahoon moved to accept the Minutes of April 14, 2011, Rick Reynolds seconded a motion.  
Vote, 5-0

### 6. Adjournment:

Mark Cahoon moved to adjourn at 8:00 p.m., Patrick Raftery seconded a motion.  
Vote, 5-0

Lawrence Huntley, CEO  
Planning Coordinator

Respectively Submitted  
Anita Lambert, Stenographer

Chairman R. Todd Hoffman

Barry Chase

Julie Fernee

Shaun DeWolf

Patrick Raftery

Mark Cahoon

Rick Reynolds

Chairman R. Todd Hoffman

Barry Chase

Julie Fernee

Shaun DeWolf

Patrick Raftery

Mark Cahoon

Rick Reynolds

CEO

Town Manager

Post Inside/Outside

File