

NORTH BERWICK, MAINE, 03906

MINUTES OF PLANNING BOARD MAY 26, 2011

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

Also Present: Vincent D'errido, Tom Harmon (Civil Consultants) and Joel Littlefield.

Absent: Patrick Raftery

1. Call To Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:35 p.m.

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

2. Current Business:

A. Vincent D'errido---Applicant proposes a Family Cemetery at 84 Meeting House Road. (Map 6, Lot 27)

Vincent D'errido explained that he would like to place a Family Cemetery on his property at 84 Meeting House Road. The cemetery will be 20 feet from property line with a black rod iron fence.

Shaun DeWolf moved to accept Vincent D'errido's Conditional Use for Family Cemetery, Mark Cahoon seconded a motion. Vote, 5-0

B. Joel & Katy Littlefield---Applicant proposes to change an existing Subdivision located between Lebanon Road and Turkey Street, by adding three new lots. (Map 5, Lot 39)
Informational Meeting

Tom Harmon spoke: we are here because there was a question of the Wetland Setback.

Lawrence Huntley, CEO explained that he spoke with DEP and under the National Resource Protection Act it is not controlled under Shoreland Zone and NRPA does not have setbacks in those Wetlands.

Shaun asked to please explain again.

Lawrence Huntley, CEO answered that it is not controlled under Shoreland Zone because it is not ten acres contiguous.

It is controlled under National Resource Protection Act, but it does not have a setback.

Shaun DeWolf asked what the Ordinances from the Town and the State are.

Lawrence Huntley, CEO answered that the Ordinances from the Town and the State are the same as far as this goes.

We have an Ordinance that says that if a Wetland is contained within the Shoreland Zone you have to be setback 100 feet from that wetland. The Shoreland Zone is and if it is contiguous wetland of ten acres or more and as you can see on the map there is one in the center of that property that would be a Shoreland Zone defined by our Ordinance, but we are not talking about that at this particular time.

The ones we are talking about are covered under National Resource Protection Act and they are covered, you can't disturb the wetlands because there is no setback from that because they are not contiguous 10 acres.

Shaun DeWolf asked what the area of wetlands on the two lots.

Tom Harmon answered that they are in the notes on the Subdivision Plan.

The Planning Board and Tom Harmon discussed in great length the Subdivision Plan, wetlands and streams for Joel and Katy Littlefield.

Tom Harmon will provide the Planning Board on the Final Plan:

- 1. Change of property line and shared drive on Lebanon Road.*
- 2. Setback on Lebanon Road and Turkey Street – Bottom of Plan and note.*
- 3. Stream setback.*

3. Preview Next Agenda

4. Other Business:

5. Review Previous Minutes:

Tabled

6. Adjournment:

AMark Cahoon moved to adjourn at 8:00 p.m., Rick Reynolds 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