

NORTH BERWICK, MAINE, 03906**MINUTES OF PLANNING BOARD JUNE 9, 2011**

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

Absent: Julie Fernee

Also Present: Tom Harmon (Civil Consultants), Peggy Curtis and William Curtis.

1. Call To Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:32 p.m.

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

2. Current Business:

A. 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 explained that we have revised the driveway entrance to indicate a single driveway for lots 3A and 3B with a single stream crossing.

In addition we have indicated a 75 foot zone along the stream on these lots added Condition of Approval 8 stating the disturbance of earth in the zone will require a Me. DEP Permit.

Condition of Approval 9 has been added noting the requirement for DEP permitting within the 75 foot setback to the wetland of special significance on lot 6.

The required driveway location for lot 5 has been added.

We have provided 3 full size (22 x 34) and 8 have scale plan copies of sheets 1, C2, and C3.

Chairman R. Todd Hoffman read into the record Article 2

2.3 Uncertainty of Boundaries Location

j. The Stream Protection District includes all land areas within one hundred (100) feet, horizontal distance, of the normal high-water line of the stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a wetland. Where a stream and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that body or wetland.

Lawrence Huntley, CEO spoke: I don't agree. This is not a shoreland district.

Chairman R. Todd Hoffman read into the record Article 4

4.1.3 – **Shoreland Stream Protection**

Purpose

- a. To provide water quality protection to year-round tributary streams to help prevent the accumulation of pollution at downstream points carries by these tributary streams:
- b. To help maintain the upland water table by preventing stripping of vegetation along tributary streams thus protecting the land from draining off too quickly as well as protecting against erosion and the situation of upland streams.
- c. This section applies to all areas as defined in Article 2.3 (j).

Lawrence Huntley, CEO spoke: there is only one stream, when they come together somewhere that becomes a stream. The streams do not come together until they leave that property. Therefore under our definition it is not a stream. You have to go by the Zoning Ordinance Definitions.

Rick Reynold spoke: that a correction of 35 mph. is needed for the speed limit on Turkey Street.

Correction on Preliminary Plan:

1. Speed limit on Turkey Street

Mark Cahoon moved to accept the Preliminary Plan with correction on speed limit on Turkey Street from 45 mph to 35 mph, Shaun DeWolf seconded a motion. Vote, 5-0

Chairman R. Todd Hoffman spoke when you come back you'll want for the final Preliminary Plan Approval is the Mylar.

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 and Patrick Raftery: Windmills

Barry Chase and Shaun DeWolf will continue to develop language for Cluster Development.

Mark Cahoon provided the Planning Board with a definition draft for a Shed Permit.

3. Preview Next Agenda

4. Other Business:

5. Review Previous Minutes:

Barry Chase moved to approve the minutes of May 12, 2011 as corrected, Patrick Raftery seconded a motion. Vote, 6-0

Barry Chase moved to approve the minutes of May 26, Mark Cahoon seconded a motion. Vote, 6-0

6. Adjournment:

Mark 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