

NORTH BERWICK, MAINE, 03906

MINUTES OF PLANNING BOARD JUNE 23, 2011

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

Absent:

Also Present: Tom Harmon (Civil Consultants) and Joel Littlefield.

1. Call To Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:31 p.m.

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) Final Plan

Tom Harmon explained that he changed the plan that had Lebanon Road speed limit that had 35 mph on it. I have copies of the FedEx PBR being delivered and we need fourteen days for that.

For the record the DEP called about a week ½ ago and asked why we are getting a stream crossing permit over Lebanon Road I pointed out to him that it was a stream by their definition USGS map and they also want me to send an e-mail on why we moved the drive way on Turkey Street to where we did by PBR.

Chairman R. Todd Hoffman asked he didn't want to send anyone out to look your new found stream.

Tom Harmon answered I can't tell you he didn't drive by.

Chairman R. Todd Hoffman asked the Code Enforcer the mythology for Note number 7; keeping it cleaned back. How do you add that to any CEO do you have a memo?

Lawrence Huntley, CEO answered it should be in a deed covenant so that any body buying a piece of land there knows what to do.

Shaun DeWolf asked should we request that now before we sign this.

Chairman R. Todd Hoffman spoke: would that be a letter addendum to this.

Lawrence Huntley, CEO answered that you can make it that way.
You can also say it in the minutes that a deed covenant covering it on the plan (3A).

Condition:

1. Deeded lots number 3A should have deed covenant when referring to on Page 1, Note 7 on the Final Plan.

Barry Chase moved to approve the Final Plan with the one condition 3A should have deed covenant Page 1, Note 7 on Final Plan, Shaun DeWolf seconded a motion. Vote, 5-0

The Planning Board signed the Mylar for Joel Littlefield's Final Plan.

B. Comprehensive Plan Review Workshop:

Rick Reynolds reviewed the Comprehensive Plan with the Planning Board.

The six acre zoning which is the Population Areas in the Comprehensive Plan and a differential Growth Cap by limiting housing in Rural Areas. The previous discussions indicated that the creating the critical Rural Zone in the six acre zoning would help. The two areas of impotence are Bauneg Beg Hill and Stump Marsh that maybe included as unrestricted areas that is critical to wildlife and growth habitat. That was part of the Population Section in Policy 2 and Policy 3.

We also followed through with the Economics all relating and supporting Forestry and Agriculture Industries in the rural areas. The in town areas included the Compact Efficient Development patterns in the growth areas. We talked if there were enough areas in town to handle any more building. A map was available through SMRPC that had indicated areas available.

Rick Reynolds indicated the need to bring to vote in the fall the Comprehensive Plan that the Board has researching starting with definitions, Shed Ordinance, Kennel Ordinance, Shoreland Limited Residential Zone, Windmills, Farm and Forest acreage, Cluster Development and all formulated businesses including Animal Husbandry and Horse Farms etc.....

Map needed from SMRPC.

The Planning Board continues to discuss in great length the Comprehensive Plan.

The Planning Board formed Comprehensive Plan Committees to explore areas in:

Farm and Forest: Julie Fernee, Rick Reynolds and Todd Hoffman

Village Center: Barry Chase, Shaun DeWolf, Patrick Raftery and Mark Cahoon.

The Planning Board requests a new Town Map.

3. Preview Next Agenda**4. Other Business:**

5. Review Previous Minutes:

*Barry Chase moved to approve the minutes of June 9, 2011, Mark Cahoon seconded a motion.
Vote, 6-0*

6. Adjournment:

Shaun DeWolf moved to adjourn at 8:00 p.m., Mark Cahoon seconded a motion.
Vote, 7-0

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