

NORTH BERWICK, MAINE, 03906**MINUTES OF PLANNING BOARD AUGUST 11, 2011**

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

Also Present: Charles Hume, Annette Hume, Stacey Brooks, Steve Quint and Lendell Quint.

1. Call To Order:

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

2. Current Business:

A. Stacey Brooks---Applicant proposes a Message Therapy Business at 9 Elm Street.
(Map 22, Lot 84)

Stacey Brooks explained that I am the owner of Mainely You Message at 73 Elm Street, North Berwick and my plans are to purchase the property at 9 Elm Street for my shop.

In order to generate enough business to be successful, I would like to be certain, I will have adequate amount of parking for my customers approximately eight to ten parking spaces.

I am proposing we allow parking on the front lawn and the driveway for customers to back in and drive out due to the driveway parking area being so close to the intersection.

Lawrence Huntley, CEO spoke: that the parking at 9 Elm Street is difficult. I would highly recommend off street parking because there is no place to park since they relined the road. The parking would have to be reconfigured on to that property.

Shaun DeWolf asked is the minimum parking 9x18 in North Berwick.

Lawrence Huntley, CEO answered yes it is.

Shaun DeWolf spoke: that a 10x20 is a good size parking space, if you go 9x18 for a parking space and increase your drive aisle turn around, this will save you some breathing space and a little money.

Chairman R. Todd Hoffman asked Ms. Brooks if there will be other employees.

Stacey Brooks relied that I have three other people that come in to help me. The parking area at this time will not allow the employees to come in at the same time at 73 Elm Street

Chairman R. Todd Hoffman discussed North Berwick's Sign Ordinance.

Chairman R. Todd Hoffman asked the hours of operation.

Stacey Brooks replied 9 a.m. to 8:00 p.m. 7 days a week.

Chairman R. Todd Hoffman opened the Public Hearing to the public at 6:55 p.m.

Annette Hume explained that the properties share a driveway the size of the operation and parking space given the location.

Lawrence Huntley, CEO spoke: just for your information on what is allowed in the zone is Commercial Entities with 2500 square feet or more can go in this area, which is a very large building. This area is zoned for Limited Commercial, it is a Commercial Zone.

Stacey Brooks will ask the Realtor for a copy of right-of-way for 9 Elm Street.

The Planning Board will conduct a site walk on August 24, 2011 at 5:30 p.m.

Chairman R. Todd Hoffman closed the Public Hearing to the public at 7:16 p.m.

B. Lendell Quint---Morrells Mill Road

Lendell Quint explained to the Planning Board his future plans for newly purchased property on Morrells Mill Road and if topographical is needed for the entire property.

Mr. Quint updated the Board that a previous requirement of a 150 foot setback was needed to accomplish what he wanted to do on his property. He now has purchased additional property to complete his proposed project.

Shaun DeWolf suggested 25 feet inside the tree line and have topographical and don't touch the area that they will not be working on.

C. Planning Board Workshop----Comprehensive Plan Review

The Planning Board formed Comprehensive Plan Committees to explore areas:

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

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

Mark Cahoon will attend the next Board of Selectmen's meeting and discuss with the Board the need to development of an Economic Development Committee and a Conservation Committee.

Chairman R. Todd Hoffman and the Planning Board discussed in great length the Comprehensive Plan in regards to development in the Village Center and the Farm and Forest.

Shaun DeWolf asked how many districts are there in town.

Lawrence Huntley, CEO answered twenty two districts.

Rick Reynolds spoke: that he spoke with SMRPC and Jamie Saltmarsh had been in charge of the old maps.

SMRPC did not replace Jamie Saltmarsh's position.

There is no one at SMRPC that can supply us with the maps.

They said that they could use their new program and start from scratch and it would cost between \$6,000.00 and \$7,000.00 to do a build out.

Rick Reynolds will inform SMRPC that the North Berwick Planning Board is not interested in the old maps at this time.

Barry Chase suggested if someone had a piece of land and did not want to do a Cluster, then they have to go with six acre lots, if they agree to do the Cluster then we Cluster on four acres.

Shaun DeWolf discuss Cluster Development verses Conventional Development.

Barry Chase spoke: if we say in Farm and Forest we have six acre lots (Conventional) and if you go to Cluster you get one third extra. There are six acre lots and now you're taking it down to four acres, one third extra.

Tabled: Farm and Forest Development

Lawrence Huntley, CEO will contact the Town Attorney in regards to guidelines for Cluster Subdivision Development in Farm and Forest.

Lawrence Huntley, CEO spoke: Subdivisions in Farm and Forest; six acres if you don't Cluster and four acres if you do, but other than that it is a four acre zone.

Major Subdivisions would be six acres if you did not want to Cluster and it would be four acres zoning for Standard Subdivision.

3. Preview Next Agenda

4. Other Business:

5. Review Previous Minutes:

Mark Cahoon, moved to approve the minutes of August 11, 2011, Barry Chase seconded a motion. Vote, 7-0

6. Adjournment:

Shaun DeWolf moved to adjourn at 9:00 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