

**NORTH BERWICK, MAINE, 03906**

**MINUTES OF PLANNING BOARD SEPTEMBER 8, 2011**

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

**Absent:** Barry Chase and Julie Fernee.

**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 and Rick Reynolds to full voting status.

**2. Current Business:**

**A. Ross and Debbie Moulton---**Applicant proposes to enlarge an existing structure within the Shoreland Zone. (Map 6, Lot 61)

Ross Moulton explains that we want to add on to the existing log A-frame. What our intentions are fall into the guidelines of North Berwick's Shoreland Zone.

Lawrence Huntley, CEO spoke: that this is a grandfathered reconstruction and what their asking for a 20' x 36' addition on the back side, this is what their asking for tonight. I ask that erosion control be applied.

Chairman R. Todd Hoffman read into the record:

Zoning Ordinance is 5.2.17

**0. Erosion and Sedimentation Control**

(1)

All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall also require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:

(a) Mulching and revegetation of disturbed soil.

(b) Temporary runoff control features such as hay bales, silt fencing or diversion ditches.

(c) Permanent stabilization structures such as retaining walls or rip-rap.

**Condition:**

**1. Erosion Control during construction (Performance Standards 5.2.17 – 0)**

Shaun DeWolf moved to approve the Conditional Use Permit with one condition that there is erosion control during construction, Mark Cahoon seconded a motion. Vote, 5-0

**B. Planning Board Workshop----Comprehensive Plan Review**

Mark Cahoon discussed with the Planning Board the Board of Selectmen's meeting that he and Rick Reynolds attended regarding the development of the Economic Development and Conservation Committee.

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

**3. Preview Next Agenda**

**4. Other Business:**

**5. Review Previous Minutes:**

*Mark Cahoon moved to approve the minutes of August 25, 2011 with the changes, Patrick Raftery seconded a motion. Vote, 5-0*

**6. Adjournment:**

Mark Cahoon moved to adjourn at 9:00 p.m., Shaun DeWolf 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