

NORTH BERWICK, MAINE, 03906

MINUTES OF PLANNING BOARD DECEMBER 22, 2012

Present: Chairman Barry Chase, Shaun DeWolf and Rick Reynolds

Absent: Julie Fernee, Mark Cahoon and Lawrence Huntley, CEO.

Also Present: Carol Campbell, JoAnn Putnum, Brenda Boston, Ben Charrier, Dwight Littlefield, Dawn Morris, Jon Koelker, Donna Koelker Roger Hartford, and Paul Danforth.

1. Call To Order:

Chairman Barry Chase opened the Planning Board Meeting at 6:37 p.m.

Chairman Barry Chase moved Rick Reynolds to full voting status.

2. Current Business:

CONTINUED:

A. Dwight Littlefield---Applicant proposes to permanently locate a Trucking Business at 25 Appy Acres Rd. Article 4-11 E “ Similar” to a Conditional Use” (Business Enterprise)
(Map 16, Lot 9)

Paul Danforth explained that he was representing Mr. Littlefield and that he had made some changes to the Plan after the sidewalk. Although it is still not what I would say complete.

The Town Manager and I met again today to go over a few more things that we want to make sure are on the Final Plan and some of those changes would be vegetation, specifically in the proximity of the proposed building repair shop to screen residents that live on Guptill Lane. There will be some screening added generally on the tree line right near Route 4. There is a field with a blank spot and we will be placing Evergreen trees screening in that location staggering them so that they will grow appropriately and also with the staggering it will cut down the light glare from the trucks.

In completing the circular drive in and around the building and then back out onto the driveway I relocated the setback line and I actually move the building in a little. It was good where it was but still I’m going to play with the positioning of it because we want to be able to put some truck parking at that backside to keep it a little bit more obscured from view from Route 4 and also from the field area.

Shaun DeWolf asked Mr. Danforth that when you're talking about setbacks. What is that brown line?

Paul Danforth answered that line is actually the 250 foot Shoreland zone line from the river and that is from the high watermark. I then put the next line parallel toward the darker dash line that is the 100 foot Shoreland setback for the building.

Shaun DeWolf asked that towards the upper right is the note, it is a misprint it should be the 100 feet not 200 feet. It is on the wrong line.

Paul Danforth spoke: that some of the things that you might've noticed is that we have looked at is the fact that there is actually a very small area with a flow that runs down like a ditch in the field and it goes into the ditch that eventually goes under the culvert on Guptill Lane.

The Town Manager and I talked about that and there has been no issue with the volume of water in that gravel area, we will be doing grading so the water will go through that swale and under Guptill Lane.

I know it was a big concern for some neighbors with respect to trucks and diesel fuel, oil and wells. We are going to rerouted it so that it flows with the rest of the water with the majority of this front area that runs in and around the gas transmission line through the big culver under the river directly.

Chairman Barry Chase asked about the screening where the trucks' pull in headed towards that house, where the parking is.

Paul Danforth answered. I believe that is a temporary location for parking, so the only thing I can think of is perhaps instead of putting up the rail fence. If we want to put it up for that short instance and put up stockade fence that would provide the screening temporarily in that location. I don't think that would be a difficult thing and Dawn could use a fencing afterwards.

Shaun DeWolf suggested talking to Lori and Robert on that. It might be a lot cheaper to plant a few trees out front of their house.

Paul Danforth answered. I'm just not sure Shaun. It is 100 plus feet.

Shaun DeWolf replied. I'm just giving you an option. They are concerned about the right away.

Shaun DeWolf: Site Plan:

- 1. Drive installation details.**
- 2. New culver detail**
- 3. Phases on Plan**
- 4. Reclamation of temporary parking area**
- 5. Easement notes**
- 6. Screen for abutters Lori Langton and Robert Hayes**
- 7. Existing culvert detail improvement**
- 8. Gravel drive and parking detail**
- 9. Gravel drive maintenance schedule**

10. Show parking for office and shop

Shaun DeWolf asked. When you present this to us will we review it again?

I would like to see it go out for Peer Review for comments.

Paul Danforth spoke with Lawrence Huntley, CEO and he would grant a conditional use even though all the details are not finalized and conditioned upon him reviewing those things. If they are acceptable to him with the list of conditions, then that would be approved when we fulfill the requirements.

Shaun DeWolf replied I would like to see it go out for Peer Review to see their comments on the changes recommended.

Rick Reynolds asked about the employee parking for the office and shop.

Paul Danforth explained that it'll be in the proximity of the area near the proposed business office. There is some parking in the driveway now for approximately 4 or 5 vehicles. Once the shop moves there will be other parking in that vicinity for the trucks.

I plan on detailing all of that more specifically. I wanted to show you in this preliminary phase the routing of the vehicles are going to be but I will go ahead and outline the specific spaces on the Final Plan.

Chairman Barry Chase spoke: that you might want to see what size those trees are and note it on the Plan.

Paul Danforth answered that we thought about putting 5 foot trees that would be above the truck headlights along the slope in this area, so that in the short term we would have something instantly as a screen, while these trees are growing tall enough to be the permanent screen.

Chairman Barry Chase replied on the slope of the road.

Paul Danforth answered yes just beyond the shoulder of the road on the top of the slope.

Shaun DeWolf asked how far will the grading go.

Paul Danforth answered that we actually have the dimension of 20 feet from the edge of the pavement to the property line. So looking at the 7 feet I think we can get three to one slopes. That slope is an adequate guard rail. I believe we can make that work.

Chairman Barry Chase opened the meeting for public comment.

Brenda Boston commented that I know there are pine trees that are already grown there. Have you thought about some kind of fence?

Paul Danforth replied that there are already several trees.

Brenda Boston asked. I was just wondering if you were thinking about a fence since the trees are so sparse.

Chairman Barry Chase spoke: I understand but we would you leave it up to them to come up with a plan for the screening. That is Mr. Danforth's job and it's up to the Board to approve it.

Ben Charrier spoke: in regards to the trees, the more trees you have the more you have to take care of as far as runoff.

Chairman Barry Chase replied in regards to the trees you can find as many trees as you want, but we are just trying to make sure that there is a minimum.

Dwight Littlefield spoke: I don't care if I have to put two rows of trees. I don't want them to have to look at the headlights. There were lots of times in the past in respect to the neighbors. My father and I used to shut off our lights before pulling in so that the glare wouldn't affect the neighbors.

Chairman Barry Chase replied that if you want Mr. Danforth to put that on the Plan that would make the neighbors happier and it would be part of a condition.

Carol Campbell asked if the trucks would meet the noise ordinance for a business like this.

Paul Danforth replied that the Town does have a Noise Ordinance and these trucks won't be anywhere near that level to violate the noise ordinance. I would also say that the train and the traffic on Route 4 that these trucks will not generate a blimp of noise compared to those other levels and to abate with these trucks I don't think would be appropriate because of the comparable difference in a train horn going off at 2 AM versus a truck starting

Chairman Barry Chase commented that with the screening being put it will buffer some of that.

Brenda Boston spoke: that is the problem since we have so much noise already. My concern is the road change that is where the noise is going to be so anything that can be done to minimize that would be a big help.

Chairman Barry Chase closed the meeting for public comment.

Chairman Barry Chase asked Paul Danforth if he wanted to be on the agenda for the next meeting.

Paul Danforth replied yes.

Chairman Barry Chase spoke: the next Planning Board meeting will be held on January 12, 2012.

5. Review Previous Minutes:

Rick Reynolds moved to approve the minutes of December 8, 2011 as stated, Shaun DeWolf seconded a motion. Vote, 3-0

6. Adjournment:

Shaun DeWolf moved to adjourn at 7:30 p.m., Rick Reynolds seconded a motion.
Vote, 3-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted
Anita Merrow, Stenographer

Chairman Barry Chase

Julie Fernee

Shaun DeWolf

Mark Cahoon

Rick Reynolds

Chairman Barry Chase
Julie Fernee
Shaun DeWolf
Mark Cahoon
Rick Reynolds
CEO
Town Manager
Post Inside/Outside
File