

**NORTH BERWICK, MAINE, 03906**

**MINUTES OF PLANNING BOARD JULY 22, 2010**

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

**Absent:** Christopher Karcher

**Also Present:** Ross Moulton, Debbie Moulton and Martha Abbott

**1. Call To Order:**

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:33 p.m.

Chairman R. Todd Hoffman moved Patrick Raftery to full voting member.

**2. Current Business:**

**A. Ross & Debbie Moulton---**Applicant proposes to reconstruct a 1500sf home within the Shoreland Zone. (Map 6, Lot 61) Boyle Road.

Ross Moulton explained that it our intention to gain approval from the North Berwick Planning Board, to remove and dispose of existing structures that total 1,040 square feet, which are located 40 feet from the high water mark of the Great Works River.

After that is completed, we would then construct a new 1,500 square foot residence setback 75 feet from the high water in accordance with your Shoreland Zoning requirements. Attached to the rear of the main house, beyond the 100 foot setback from the high water mark will be a 24 feet by 36 feet garage.

All out intentions are outlined on the attached survey map. Also attached & included is a copy of our engineered septic design.

Chairman R. Todd Hoffman spoke that the Moulton's are applying under the new Shoreland Zone.

Lawrence Huntley, CEO explained that the ordinance actually says that if you want to be nearer than 75 feet you are limited to 1000 square feet, but you are passed 75 feet to 100 feet away from the river you are allowed to have 1500 square feet. The Moulton's have decided to go back to 75 feet and build 1500 square feet and then add a garage. The septic system is also located outside the zoning.

Shaun DeWolf asked is this in Farm and Forest.

Lawrence Huntley, CEO answered Residential II.

Shaun DeWolf spoke the only concern I have is the driveway.

Ross Moulton answered we are going in and cutting a lot of the pines down.

Martha Abbott spoke that she approves of the abutters proposed project.

Barry Chase moved to grant the Conditional Use Permit for Ross and Debbie Moulton to reconstruct a 1500 square foot home within the Shoreland Zone, Shaun DeWolf seconded a motion. Vote, 5-0

**3. Preview Next Agenda**

**4. Other Business:**

**5. Review Previous Minutes:**

Tabled: June 10, 2010

**6. Adjournment:**

Shaun DeWolf moved to adjourn the Planning Board Meeting of July 22, 2010 at 7:00 p.m., Barry Chase 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

Christopher Karcher

Patrick Raftery

Chairman R. Todd Hoffman  
Barry Chase  
Julie Fernee  
Shaun DeWolf  
Christopher Karcher  
Patrick Raftery  
CEO  
Town Manager  
Post Inside/Outside  
File

