

NORTH BERWICK, MAINE, 03906**MINUTES OF PLANNING BOARD NOVEMBER 18, 2010**

Present: Chairman R. Todd Hoffman, Julie Fernee, Patrick Raftery and Lawrence Huntley, CEO.

Absent: Christopher Karcher, Barry Chase and Shaun DeWolf.

Also Present: William Thompson

1. Call To Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:34 p.m.

2. Current Business:

Jay Bourne---Subdivision Sketch Plan, Applicant proposes a 20 lot Subdivision of land located on High Street. (Map 4, Lot 42) (Doliber's Way Subdivision)

William Thompson explained to the Planning Board that I'm from Berry, Huff, McDonald, and Milligan Engineers and we were here about 1 ½ ago. We have regrouped after our last proposal for a six lot subdivision on shared driveways on Route 4.

We are now proposing an Open Space Development with 20 lots accessed from the two curb cuts previously permitted from Maine D.O.T. (10-29-10)

These lots will occupy a land area of 29.709 acres with eight acres of that area designated as open space for the enjoyment of the development.

All lots will be served by public water, onsite subsurface disposal system and underground electric service. The proposed lots average 30,000 square feet to 59,000 square feet in area.

We will update the curb cuts were they were granted for driveway curb cuts only. There maybe an issue about traffic and volume, but it is more site distance and the site distance did meet their requirements. We needed to exceed 900 feet given the speed of the road and the classification of the road, which we have met.

We have done a wetland study and a vernal pool study and that information is indicated on the plan. We have done some test pits a long the front where we were proposing six lots, I have 24 test pits through here and all of them have passed staying out of the wet land areas.

If this plan goes forward any further the next step would be to satisfy soil for septic on the rest of the lots. We would need to do a nitrate study, a high intensity soil survey and storm water. The storm water is going to be the biggest component here. It will be a DEP storm water permit.

We won't need a site location permit, because it is less than 30 acres of development.

As indicated we have gone from a six lot to a twenty lot subdivision. I wanted to introduce it to the Board a Sketch Plan of what we believe could work.

Chairman R. Todd Hoffman spoke: that it is forestry. What size are the trees?

William Thompson replied there are mixed. There are nice size pines out there and mixed hard wood.

Lawrence Huntley, CEO spoke: that they just logged it off within the last month.

William Thompson replied they logged this, they haven't logged into the lots.

Chairman R. Todd Hoffman spoke: we would like to do subdivisions and leave trees of size of significance and have them identified with notation to be preserved.

Chairman R. Todd Hoffman asked CEO that lot 5, 6 and 7 with the Hammerhead.

Lawrence Huntley, CEO answered it is not to standards.

Chairman R. Todd Hoffman explained to Mr. Thompson that the town does not do Hammerheads or Dead Ends.

William Thompson asked that this would have to be a continuous loop through.

Chairman R. Todd Hoffman answered yes, so no Hammerheads.

Lawrence Huntley, CEO spoke: that you can do a cul-de-sac off that, but you can't do a Hammerhead that is a Dead End Street.

William Thompson asked so that I understand, you come in straight with a cul-de-sac.

Lawrence Huntley, CEO spoke: that you can come around with your horseshoe and have a cul-de-sac going out.....

Chairman R. Todd Hoffman replied you couldn't have that turn.

William Thompson asked that it would have to be a continuous.

Chairman R. Todd Hoffman answered yes.

Lawrence Huntley, CEO spoke: very similar to the one you have on the right hand side of the plan. There is a Street Design and Construction Standard in the Ordinance. The Ordinance is on the Town of North Berwick website.

Chairman R. Todd Hoffman asked that just using that as an example. What would the site limitations be on that, how far off from that curve would you have to be?

Lawrence Huntley, CEO answered what the speed limit would have to be in there, 15-20 MPH. I don't know.

William Thompson asked your questions center around the cul-de-sac and the speed limit enters into this.

Lawrence Huntley, CEO answered that it is a Private Road, unless you intend to dedicate to the town. We don't know that yet.

William Thompson asked that lets assume that it is proposed to be a Town Road.

Lawrence Huntley, CEO answered I imagine the speed would be 15-20 MPH.

William Thompson asked that if I have a raise in here, your saying I can come off here with a cul-de-sac.

Chairman R. Todd Hoffman answered, but you would have to reduce that to whatever the code radius is.

Lawrence Huntley, CEO spoke: that the other question that arises when the two of us has looked at it. We have tried to decide whether it conforms to the Cluster Subdivision requirements or not as to the land.

On page 5-21 define the land calculated density requirements.

This is very poorly drained and none of that can be calculated in that density requirement, so if poorly drained only 50% can be so I don't know the density requirement for a Cluster Subdivision.

William Thompson replied we would have to prove that out with the high density soil survey to prove out the density.

Lawrence Huntley, CEO spoke: that means a big deal, because if it doesn't, then you have to conform to the size of the lot to the zone.

Julie Fernee asked that I thought Cluster Development meant when you put houses all in one area and you left a big open space.

Lawrence Huntley, CEO answered that is what he is trying to do, but you have to calculate density.

Julie Fernee spoke: they're not clustered are they.

Lawrence Huntley, CEO replied there smaller lots then what is required for the zone.

Chairman R. Todd Hoffman asked and to do that, is there a percentage that he has to meet for open space.

Lawrence Huntley, CEO answered yes.

William Thompson replied that right now we have 27%.

Chairman R. Todd Hoffman asked that the open space in the center can't be used for the calculations.

William Thompson answered there are subtractions for the net residential calculations, wetlands and soils that are percentages and that will end up out of the 29.7 acres and subtract that and divide it by your results are and come up with your number of lots. We did it for both the residential and village zone, because they to different densities.

Chairman R. Todd Hoffman asked then you have open space proposed for sale. That is above the 27% of open space.

William Thompson answered that this land is not open space. This will be sold to an abutter.

Chairman R. Todd Hoffman spoke: that I would like to see as much of the open space contiguous so that it actually works as open space. What I do like is the abutting of the Town of North Berwick, if you could increase the open space. The intent of open space is to have contiguous large areas for wildlife etc.

William Thompson replied it is contiguous. That is part of the open space, a path of recreation of trails. We also have this large area.

Lawrence Huntley, CEO spoke: It's hard to walk through a wetland.

Chairman R. Todd Hoffman asked to talk of paths. Are you going to build paths?

William Thompson answered no.

Lawrence Huntley, CEO spoke: I would say that most of them on the right hand side are in wetland and it's pretty hard to walk through wetlands.

William Thompson replied that there are a couple of different purposes for open space, one is to protect sensitive areas for wildlife and there will be no construction in the wetland. I would rather have wetlands as part of open space then have it part of a lot. You have a better chance of protecting it.

Julie Fernee asked that when these people buy these houses can they completely log them if they want to.

William Thompson answered I think they can, I don't think there are any regulations saying that they can't cut on property line to property line, unless we place restrictions, which I think I would like to do.

Chairman R. Todd Hoffman spoke: that we have done that in the past. We have talked about trees of certain size that need to be maintained and they get placed on the plan with notation on trees not to be cut.

The setback from wetlands is 100 feet

Lawrence Huntley, CEO asked if there was a pond in there some where.

William Thompson answered there is a duck pond.

Chairman R. Todd Hoffman asked is that the one you have the road going over.

William Thompson answered yes. That can be filled it is just a man made. It isn't a vernal pool.

Lawrence Huntley, CEO asked that I would like to see DEP approve that.

Chairman R. Todd Hoffman spoke: that I prefer Cluster Developments, and I would like to see these lot sizes reduced, cut down on your road, a lot less engineering in that way.

Lawrence Huntley, CEO replied you can't cut them down to less than 20,000.
Where the houses are located I don't think you have 100 feet from the wetland.

William Thompson spoke: this is just a representative idea, I need to review.

Chairman R. Todd Hoffman spoke: When we accept the Sketch Plan we will be asking for an escrow account.

Will you be having a Homeowners Association?

William Thompson replied yes, they will manage the open space. It will be owned collectively by whatever number of lots I have here.

We will try this or some version of it and be back in a month.

3. Preview Next Agenda

4. Other Business:

5. Review Previous Minutes:

Julie Fernee moved to approve the October 14, 2010 minutes as corrected, Patrick Raftery seconded a motion. Vote, 3-0

Julie Fernee moved to approve the October 28, 2010 minutes, Patrick Raftery seconded a motion. Vote, 3-0

6. Adjournment:

Julie Fernee moved to adjourn at 8:00 p.m., Patrick Raftery seconded a motion. Vote, 3-0

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