

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD FEBRUARY 16, 2009

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

Absent: Dennis Hartigan and Scott Strynar.

Also Present: David Fall, Michael Marx, Linda Marx and Scott Strynar.

1. Call to Order:

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:30 p.m.

2. Current Business:

A. Public Hearing---Proposed changes to The Resource Protection Zoning Map.

Lawrence Huntley, CEO explained that a wetland on the upper right corner is a wetland that was never mapped. The DEP decided they wanted that marked as a wetland on the North Berwick Resource Protection District Map.

The purple area on the map was always wetlands but now it is also designated Inland Waterfowl & Wading Bird Habitat (State of Maine Regulated).

Chairman Todd R. Hoffman asked about the areas in yellow.

Lawrence Huntley, CEO answered that the ones that are marked in yellow were changed to Shoreland Zoning, there were really no changes but the district itself is dedicated with a 75 foot setback.

The North Berwick Zoning Ordinance was voted on last year, what was needed was to adjust the map to coincide with the Zoning Ordinance.

Chairman Todd R. Hoffman opened the Public Hearing to the public at 6:35 p.m...

Linda Marx asked that what you are saying is that you got a notification from Maine DEP that this would be designated as wetland and they determine that by....

Lawrence Huntley, CEO answered they fly over the Town using GIS mapping.

Linda Marx commented that I own the property that the Planning Board is discussing on the upper right corner of the map, which is approximately 300 acres. We take very good care of this property; we hired a forester to manage this property. The area in blue is now designated as wetland.

Chairman Todd R. Hoffman asked CEO if there is an appeals process.

Lawrence Huntley, CEO replied that there is no appeals process for wetlands as required by the State of Maine. It is upon the landowner to show the State that the wetland is not as large as what the State of Maine has mapped.

Lawrence Huntley, CEO suggested to Michael and Linda Marx to have DEP walk their property with them.

Chairman Todd R. Hoffman closed the Public Hearing to the public at 6:35 p.m.

Shaun DeWolf moved to accept the North Berwick, York County Maine, Resource Protection District Map, Mark Cahoon seconded a motion. Vote, 5-0

Chairman Todd R. Hoffman read a letter from Scott Strynar to the Planning Board and CEO: Scott Strynar wrote that as my office continues to down size. I will be taking on additional responsibilities which will require me to work some longer days. My wife is trying to pick up additional evening hours. I will not be able to volunteer the necessary amount of time needed to maintain my position on the Board, therefore I have submitted a letter of resignation to the Board of Selectmen to offer up my seat. I want to thank you all for your continued commitment to the Town and Board, hopefully in the future when my schedule allows I can once again be involved in the Planning Board.

B. Public Hearing---Proposed changes to The Town of North Berwick Zoning Ordinance (Definition)

Proposed Definition additions:

Livestock---Domesticated animals, reared in an agricultural setting for sustenance or labor. This term shall include poultry.

Animal breeding and care---The keeping and raising of animals including but not limited to fowl, for any non-commercial use. This term shall not include Household pets.

Chairman Todd R. Hoffman explains the two proposed Ordinances will be placed on the Town Meeting Warrant April 4, 2009.

Mark Cahoon moved to accept the proposed changes to The Town of North Berwick Zoning Ordinance Definition to Livestock and Animal breeding and care as written, Barry Chase seconded a motion. Vote, 5-0

3. Preview next agenda:

1. Mariner Tower
2. Mick Subdivision
3. Mill View Estates

4. Other Business:

5. Preview Previous Minutes:

Mark Cahoon moved to accept the Minutes of January 8, 2009, Barry Chase seconded a motion.
Vote, 5-0

Shaun DeWolf moved to accept the Minutes of January 22, 2009 as amended, Barry Chase seconded a motion. Vote, 5-0

6. Adjournment:

Shaun DeWolf moved to adjourn at 8:00 pm, Mark Cahoon seconded a motion. Vote, 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted:
Anita Lambert, Stenographer

Chairman: R. Todd Hoffman

Julie Fernee

Shaun DeWolf

Barry Chase

Mark Cahoon

Dennis Hartigan

Scott Strynar

Copies:
Chairman R. Todd Hoffman
Julie Fernee
Shaun DeWolf
Barry Chase
Mark Cahoon
Dennis Hartigan
Scott Strynar
CEO
Town Manager
Selectmen
Christine Dudley
ZBA
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