

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD FEBRUARY 26, 2009

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

Also Present: Harry Osgood, Chris Ciolfi (Mariner Tower), Elaine Folsom, Gretchen West, John Harmon, Allan Gray, Stephen Serwacki and Jane Serwackie.

1. Call to Order:

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

2. Current Business:**A. Mill View Estates---Final Plan Review (Map 22, Lot 74-1)**

Chairman Todd R. Hoffman asked if the Homeowners Association was signed off by the Town's Attorney.

Harry Osgood replied that it has been completed.

Mr. Osgood read into the record the correction the Planning Board had requested for Final Plan review:

1. Sheet 6: Change road name on road to Mill View Way (all sheets)
2. Sheet 5: Note added - access of remaining land on Main Street can be accessed off Main Street and/or Mill View way.
3. Sheet 3: Note added - from Dwayne Morin concerning performance guarantee requirements.
4. Sheet 2: Note added - material for water main to 8 inch CL52 ductile pipe.
5. Sheet 3 & 4: Pressure treated studs in details need location to be shown on plans and if not needed remove in detail on sheet 3 of 6 and 4 of 6 (note on plan: only on spillway).
6. Sheet 6: Note added – 10 foot separation should be maintained between water and sewer mains if possible.
7. Sheet 6: Change sewer main from 10 inches to 8 inches (Sewer Department Engineer Recommendation)

Lawrence Huntley, CEO received required letters from Fire Chief and Postmaster regarding Mill View Estates.

Barry Chase moved to accept final plan for Mill View Estates, Mark Cahoon seconded a motion. Vote, 5-0

B. Mick Land Development---Sketch Plan (Map 1, Lot 30)

Tom Harmon explained that he had come to the Planning Board a few months back with a sketch plan and had setup a site walk. In the mean time we ran into the question of the dual access on to North Berwick road. My understanding was that was resolved, by the fact that we were grandfathered. That we were in here with a project and the Town Manager asked us to go to DOT to get the traffic permit. This project would be grandfathered on that portion of the ordinance and to be able to go forward with it.

Chairman Todd R. Hoffman spoke that a thorough reading of our ordinance and the way the ordinance reads it allows us to move ahead with that one entrance. The other road will be a town road at some point.

Tom Harmon replied that is the intent. It will be constructed to town standards.

Condition:

- Road approved by Road Commissioner

Shaun DeWolf moved to accept Sketch Plan from Mick Land Development with the Condition the road be approved by Road Commissioner, Barry Chase seconded a motion. Vote, 5-0

C. Mariner Tower---Final Plan (Map 1, Lot 28)

Chris Ciolfi explained that the problem at the last meeting was the road and how we were going to get into the property. In order to comply with the requirements of the North Berwick Zoning Ordinance we propose to do a lot line adjustment between lots 1/30A and 1/28. This adjustment will take a portion of lot 1/30A and add it to lot 1/28 (See sheets C-102 and C-103 attached). By adding the area for our proposed facility to lot 1/28 we will be able to utilize the existing road frontage on lot 1/28, have two uses on one lot and therefore not be required to create new road frontage or a private drive. As previously submitted with the site development plans, and with the required frontage, Anderson / Mariner proposes to develop a twelve foot wide gravel access drive, with appropriate clearing for overhead utilities, from Elm Street to the Site. This driveway will utilize the existing curb-cut for lot 1/28 and will maintain the necessary turning radii for large vehicles. We have also adjusted the existing southern boundary line between lots 1/30A and 1/28 to provide for greater setbacks for the existing garage on lot 1/30A. The entire Site will be fenced in. There will be a lock on the gate and we will give the combination to the town's Fire Department and Police Department in case of any emergency issues.

Condition:

- DEP stream crossing permit by rule approval
- Change lot line and to be recorded
- Town removable bond as an acceptable amount approved by the Town Manager

Barry Chase moved to grant the Conditional Use Permit to James Anderson applicant and Mariner Tower co-applicant with conditions; DEP stream crossing permit by rule approval, change of lot

line and to be recorded and town gets removable bond as an acceptable amount approved by the Town Manager, Shaun DeWolf seconded a motion. Vote, 4-1-0

3. Preview next agenda:

4. Other Business:

Lawrence Huntley, CEO discussed with the Board a Zoning Ordinance to be rewritten.

Article 4- District Requirements: Notes to Tables 4.3; Page 4-13

f. A lot abutting a Town way or an interior street within the proposed site shall have a minimum frontage of 100 feet for a 40,000 square foot lot. For every 10,000 sq. ft. of lot area in excess of 40,000 sq. ft., an additional 10 feet of frontage shall be required.

5. Preview Previous Minutes:

Mark Cahoon moved to accept the Minutes of February 16, 2009, Barry Chase seconded a motion. Vote, 5-0

6. Adjournment:

Mark Cahoon moved to adjourn at 8:00 pm, Shaun DeWolf 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

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