

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD APRIL 23, 2009

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

Absent: Julie Fernee

Also Present: Kathryn Harris, Chris Mende and Linda Dutch.

1. Call to Order:

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

2. Current Business:

A. Evelyn Stevens--- Public Hearing, Applicant proposes to update an existing Subdivision (Map 3, Lot 120 & 120-5)

Chris Mende explained that the lots in the subdivision owned by Evelyn Stevens were sold out many years ago.

Evelyn Stevens sold a lot to the Bean's in 1986 that had not been approved by the Planning Board. I'm here this evening to resolve this issue and update the existing subdivision for Evelyn Stevens.

Shaun DeWolf moved to accept Evelyn Stevens update to existing subdivision, Barry Chase seconded a motion. Vote, 4-0

The Planning Board signed the Mylar.

B. Planning Board Public Hearing---Proposed Ordinance Changes:

1. Zoning Ordinance Article 4.3 & 4.3f.

Replace: Zoning Ordinance - Article 4 - District Requirements - Note to Table 4.3 f.:

Barry Chase moved to approve new language to 4.3f. All new lots created shall have a maximum lot length to width ratio of not more than five to one, for the purpose of meeting minimum lot size. However, additional square footage maybe appended to the sides and or rear of the lot in access of the district lot size requirements, Mark Cahoon seconded a motion. Vote, 4-0

2. Subdivision Ordinance Article 10.4g

Replace last sentence: Subdivision Ordinance - Article 10 - General Standards - 10.4 g.

g. Flag lots and other shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited. *The ration of lot length to width shall not be more than three to one.*

New language to last sentence 10.4.g:

All new lots created shall have a maximum lot length to width ratio of not more than five to one, for the purpose of meeting minimum lot size. However, additional square footage maybe appended to the sides and or rear of the lot in access of the district lot size requirements

Shaun DeWolf moved to approve to replace new language to the last sentence of 10.4 Lots g. All new lots created shall have a maximum lot length to width ratio of not more than five to one, for the purpose of meeting minimum lot size. However, additional square footage maybe appended to the sides and or rear of the lot in access of the district lot size requirements, Barry Chase seconded a motion. Vote, 4-0

Shaun DeWolf moved to add the language to the Subdivision Ordinance 10.4g and strike the last sentence with the new 4.3f. language, Barry Chase seconded a motion. Vote, 4-0

Barry Chase moved to accept the changes to Table 4.3 Dimensional Requirements, Mark Cahoon seconded a motion. Vote, 4-0

3. Preview next agenda:

4. Other Business:

5. Preview Previous Minutes:

Mark Cahoon moved to approve the minutes of April 9, 2009, Barry Chase seconded a motion. Vote, 4-0

6. Adjournment:

Mark Cahoon moved to adjourn at 8:00 pm, Shaun DeWolf seconded a motion. Vote, 4-0

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