

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MAY 14, 2009

Present: Chairman Todd R. Hoffman, Julie Fernee, Shaun DeWolf and Barry Chase

Absent: Mark Cahoon and Lawrence Huntley, CEO.

Also Present: Terrence W. Blaisdell, Steve Gray, Mark O'Brien and Kelly O'Brien.

Julie Fernee left the Planning Board meeting at 7:45 p.m.

1. Call to Order:

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:35 p.m.

2. Current Business:

A. Steve & Sandra Gray--- Applicant propose to reconstruct a shed in the Shoreland Zone.
40 West 51st Street, (Map 11, Lot 13)

Steve Gray explained to the Board that I have a shed that is deteriorated. I will be taking down two sheds and put in one shed that is bigger. I want to move it mainly because it is difficult to plow in the winter. The proposed shed will be placed beyond the 100 feet water mark. The shed is a 12 feet wide by 16 feet long and about 12 feet high.

Condition:

Before construction CEO will inspect and approve location of shed to be outside of Shoreland Zone (100 foot setback) and the two old sheds will be removed upon completion of the new shed.

Barry Chase moved to approve Conditional Use Permit pending CEO finding it is out of the 100 foot Shoreland Zone and the two sheds will be removed upon completion of the new shed, Shaun DeWolf seconded a motion. Vote, 4-0

B. Mark & Kelly O'Brien---Applicant propose to construct a camp in the Shoreland Limited Residential Zone. 25 West 41st Street (Map 12, Lot 13)

Mark O'Brien explained to the Board that they are here about map 12, lot 13 to construct a year round camp on the property. There is an existing structure now approximately 20 feet by 18 feet which has completely collapsed inside the foundation and is 100 feet from the lake. The proposed structure will be 100 feet from the lake outside that direct district and construct a new 16 feet by 40 feet house.

The old foundation was looked at by the CEO and DEP where the 100 foot setback and the existing foundation. They know there is going to be some trees cut because some trees have grown right against the existing structure and need to be cut to remove what is there.

Mark O'Brien provided the Board with photos of the existing lot and the remnants of the old camp.

Terrence W. Blaisdell spoke that he is concerned about vehicles traveling over his septic system and the right of way.

Mark O'Brien will accommodate Mr. Blaisdell by placing a diversion from the septic system so vehicles will not travel on his septic system.

Mark O'Brien spoke the deed is worded: that subject to a right-of-way across said lot 20 feet width as shown on said plan. The highway above mentioned is a private way and I convey here in a right of way from the main highway to this private way. Signed; September 1995.

Condition:

- 1. Larry Huntley, CEO to be notified of any tree removal for the new house and septic and old house foundation removal.**
- 2. If access drive is to be relocated an approval is to be by owners of tax map 12, lot 12 and tax map 12, lot 13 and CEO.**

Shaun DeWolf moved to approve to accept the application with conditions that Larry Huntley, CEO to be notified of any tree removal for the new house and septic and old house foundation removal and if an access drive is to be relocated an approval is to be by owners of tax map 12, lot 12 and tax map 12, lot 13 and CEO, Barry Chase seconded a motion. Vote, 4-0

3. Preview next agenda:

4. Other Business:

Shaun DeWolf moved that the Planning Board rescind one Zoning Ordinance change by Barry Chase;

Barry Chase moved to approve new language to 4.3 f. 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

and two Subdivision Ordinances by Shaun DeWolf;

Shaun DeWolf moved to approve to replace new language to the last sentence of 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, Barry Chase seconded a motion. Vote, 4-0

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

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

Shaun DeWolf moved that 4.3 f. languages omitted, Barry Chase seconded a motion. Vote, 3-0

5. Preview Previous Minutes:

Barry Chase moved to approve the minutes of April 23, 2009, Shaun DeWolf seconded a motion. Vote, 3-0

6. Adjournment:

Barry Chase moved to adjourn at 8:15 pm, Shaun DeWolf seconded a motion. Vote, 3-0

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