

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD November 12, 2009

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

Absent: Barry Chase

Also Present: Bud Newell, Tom DePeter, Matt Manahan, and Ken Fortier.

1. Call to Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:32 p.m.

2. Current Business:

A. Central Maine Power Co. ---Applicant proposes to add a definition for “electric power transmission and related equipment” to the Zoning Ordinance.

Lawrence Huntley, CEO explained to the Board that the Town Attorney recommended a change to the Zoning Ordinance :(~~Table 4.3~~ - *this ordinance*)

Article 3 Definitions:

Electrical power transmission or distribution lines and related equipment. Such systems are a form of essential service and may include towers, poles, wires, cables, and similar accessories, but shall not include service drops or building which are necessary for the furnishing of such services. Notwithstanding the height limitations in ~~Table 4.3~~ *this ordinance* the maximum height for transmission towers located within or adjacent to an existing transmission corridor is 110 feet.

*Shaun DeWolf moved to accept the Electrical power transmission or distribution lines and related equipment to the Zoning Ordinance as written, Chris Karcher seconded a motion.
Vote, 4-0*

B. U.S. Cellular (KJL Wireless) ---Conditional Use Permit, applicant proposes a communications facility on Schoolhouse Road. (Map5, Lot 37A)

*Julie Fernee moved to reconsider U.S. Cellular application, Chris Karcher seconded a motion.
Vote, 4-0*

Chairman R. Todd Hoffman spoke that we here this evening to confer in open public session what was discussed in executive session on October 22, 2009 so that it is no longer privileged.

Chris Karcher spoke that what we were doing was discussing procedure of the evening.

Shaun DeWolf spoke that the discussion in executive session was Planning Board procedure of the evening.

Chairman R. Todd Hoffman spoke that the Board was not aware that the Town Attorney was needed at the meeting. The executive session held by the Planning Board was strictly procedural intent.

Julie Fernee spoke the discussion in executive session was Planning Board procedure of the evening.

Chairman R. Todd Hoffman explained what the Planning Board's vote was to uphold or rescind U.S. Cellular application.

Chris Karcher spoke that nothing has changed since our last meeting.

Chris Karcher moved to uphold our decision on October 22, 2009, Julie Fernee seconded a motion. Vote, 4-0

Lawrence Huntley CEO Spoke that Mr. Trafton sent a letter to withdraw U.S. Cellular application.

Shaun DeWolf moved to accept U.S. Cellular withdrawal, Chris Karcher seconded a motion. Vote, 4-0

C. Planning Board Workshop---Zoning Ordinance Changes, (Sign Ordinance)

Chairman R. Todd Hoffman discussed with the Planning Board the discrepancies with advertisement signs for businesses in the North Berwick commercial area.

Lawrence Huntley, CEO provided the Board with the different Articles in the Zoning Ordinance that refer to signs and a packet of different sign ordinances from other Town's.

Signs are referred to in:

Article 3

Article 4-9 2

9d

Article 5.2.6

Article 5.2.17g

Article 6.5

Article 6.5.1

Article 6.5.2

Sign Ordinance Questions: The distance from the Travel Way – What is a Travel Way? What is the height of the sign?

Should the Town of North Berwick allow temporary signs and how long should we allow temporary signs?

All signs that are permanent or temporary require a permit.

Chairman R. Todd Hoffman spoke of how the CEO would enforcement of temporary signs.

Chairman R. Todd Hoffman asked to invite the businesses retailer and the community in for a Planning Board Workshop to hear suggestions, concerns regarding signage and to be placed on December's agenda.

3. Preview next agenda:

4. Other Business:

5. Preview Previous Minutes:

Shaun DeWolf moved to accept the minutes of October 22, 2009 as corrected, Chris Karcher seconded a motion. Vote, 4-0

6. Adjournment:

Shaun DeWolf moved to adjourn at 8:00 p.m., Chris Karcher 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

Christopher Karcher

Patrick Raftery

Copies:
Chairman R. Todd Hoffman
Julie Fernee
Shaun DeWolf
Barry Chase
Christopher Karcher
Patrick Raftery
CEO
Town Manager
Selectmen
Christine Dudley
ZBA
File