

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MEETING JANUARY 24, 2008

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

Also Present: Rob Bernardin, David Lloyd, Jon Whitten, Beth Folsom and Jason Claffey (Fosters)

Absent: Dennis Hartigan and Scott Strynar

1. Call to Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting at 6:38 p.m.

Chairman R. Todd Hoffman moved Mark Cahoon to full voting status.

2. Current Business:

A. Beth Folsom---Conditional Use Permit, Applicant proposes to produce baked goods, Jams, and Jellies at 43 Hammond Road. (Map, 10, Lot 4-6)

Beth Folsom stated that she would like to have a home business to do some baking such as granola, pies, jams and jellies and sell her products to private businesses.

Ms. Folsom has several acres of wild organic blueberries on her property that she would like to harvest.

Mark Cahoon moved to approve the Conditional Use Permit to produce baked goods, jams and jellies, Barry Chase seconded a motion. Vote, 5-0

B. Caleb Foundation Final Plan Review, Old Woolen Mill on Canal Street. Proposal to convert the Old Woolen Mill to 40 Apartments. (Map 10, Lot 4-6)

Jon Whitten stated that he has completed the requirements the Planning Board had requested. The Boundary Survey has been stamped, the site plan notes have been changed to 40 residential units, (sheet 104).

There is one addition note on this Mylar that was suggested by the client's lawyer that states this plan represents a 40 unit residential subdivision, which are not on your plans.

The Planning Board wanted a note added to the plans indicating public use of the river walk.

The Planning Board wanted approval from the York County Soil & Water Conservation District; and we received an e-mail today with their approval.

York County Soil & Water Conservation District
8 Waterboro Road, P.O. Box 819 Alfred, Me. 04002-0819 - January 24, 2008

Re: Olde Woolen on the Commons
North Berwick, Maine
YCS&WCD File No. 07007

Dear Mr. Whitten:

I am currently reviewing the reference project for Stormwater Management and Erosion and Sedimentation Control for the Town of North Berwick, Maine. Materials that I am reviewing include the plan-set dated 5/30/2007, with revisions through 1/27/2008 and the stormwater management plan application dated July 19, 2007. My review is for the town's standards for stormwater management and erosion and sedimentation control.

Stormwater Management

- The Town has granted a waiver from the peak discharge requirement as the project discharges to the Great Works River. Stormwater quality is addressed with an underdrained wetpond. This plan meets District and Town Standards.

Erosion and Sedimentation Control

- The location of the Erosion and Sedimentation Control Best Management Practices (BMP's) are shown on the plans and detail sheet. This plan meets District and Town standards.

This project is approved by the York County Soil & Water Conservation District. This review does not supercede or replace any state, local or federal permits that may be required.

Kenneth A. Wood, P.E.
District Engineer

Shaun DeWolf asked that the abutter be placed on the survey plan, which is the town and that the division property line be taken off the plans.

Lawrence Huntley CEO asked why you are dividing land.

David Loyld answered that the plan originally was to do some development on the other side and from the previous meeting we knew that couldn't happen, so that was the reason for setting that boundary line there.

Lawrence Huntley CEO replied since you can't develop the other side you should eliminate that division line.

David Loyld answered that it was a proposed division line so it doesn't presently exist.

Lawrence Huntley CEO replied that the Planning Board cannot approve the plan, because anything on the plan is approved. So you are proposing a division that the Board can't approve.

David Loyld asked if it could be made a condition.

Lawrence Huntley CEO replied that the Board can make the division line a condition.

Rob Bernardin inquired about the development of the burnt building on the property.

Lawrence Huntley CEO answered that the Caleb Foundation can come before the Planning Board at some other time to amend the subdivision.

Lawrence Huntley CEO explained that each unit needs a certain amount of square feet of land area, whether it is or whether it is not big enough as the land area, this subdivision takes up this parcel. If there were two deeds then one would go with the building the other would be separate. It is grandfathered and we are dealing with a single entity.

Lawrence Huntley CEO recommended to the Board that if you want to accept the final plan with provisions.

The Planning Board will then sign the Mylar at the Town Hall when conditions are completed.

Chairman R. Todd Hoffman addressed the letter from the Fire Department:

From: James F. Moore dated January 22, 2008

Mr. Huntley;

This letter is to inform you that I have looked over the plans for the new mill construction on Canal Street and am requesting to have the following completed with this project.

1. A Knox-Box installed at the main entry of the building to store all master keys for the doors (Building #1)
2. Install two 4' storz fire department connections. One to be located just outside the main entry door (Building #1) and the second one to be installed to the right of the bell tower on the front of the building. (Building #3)
3. Standpipe connections on each landing of the stairwells. The connections are to be 2 ½' with reducer to a 1 ½'.

James F. Moore
Fire Chief

Chairman R. Todd Hoffman commented that the letter from Fire Chief Moore will be on the building permit.

Chairman R. Todd Hoffman asked about mail boxes for the residents.

David Loyld will contact the Postmaster and will place mail boxes where requested.

Chairman R. Todd Hoffman opened the Public Hearing at 7:20 p.m.

Chairman R. Todd Hoffman closed the Public Hearing at 7:21 p.m.

Shaun DeWolf moved to approve the Final Plan of the Caleb Foundation with six conditions for the Old Woolen Mill,

1. The abutters are added to the survey plan, Town Park.
2. The proposed property division line is removed on the survey plan.
3. The photometric number from stack.
4. The easement note adds as number 13 and the easement will be granted to the Town of North Berwick.
5. Note number 12 is revised, sheet 1 of 4, parking calculations.
6. The roof and yard drainage, addressed by MDEP - permit by rule.

Mark Cahoon seconded a motion, Vote, 5-0

3. Preview Next Agenda:

Public Hearing: February 14, 2008

Changes to the Shoreland Zoning Ordinance

Goldmark L.L.C.

4. Other Business:

Lawrence Huntley CEO asked that the Board consider Goldmark L.L.C. as to establish an escrow and to have engineers review.

Shaun DeWolf moved to require Goldmark L.L.C. to establish an escrow in the account of \$5,000.00 for engineering review, Barry Chase seconded a motion. Vote, 5-0

5. Review previous minutes:

Mark Cahoon moved to accept the Planning Board Minutes of January 10, 2008 with corrections, Barry Chase seconded a motion. Vote, 5-0

6. Adjournment:

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

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted:
Anita Lambert, Stenographer

Chairman: R. Todd Hoffman

Julie Fernee

Dennis Hartigan

Shaun DeWolf

Barry Chase

Mark Cahoon

Scott Strynar

Copies:
Chairman R. Todd Hoffman
Julie Fernee
Dennis Hartigan
Shaun DeWolf
Barry Chase
Mark Cahoon
Scott Stryar
CEO
Town Manager
Selectmen
Janet Belmain
ZBA
File