

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MEETING APRIL 10, 2008

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

Absent: Shaun DeWolf, Dennis Hartigan and Julie Fernee.

Also Present: Bruce Hackett (North Berwick Water District), George Chobanian (Civil Consultants) and Geoff Aleva (Civil Consultants).

1. Call to Order:

Chairman R. Todd Hoffman opened the Planning Board Meeting on April 10, 2008 at 6:34 p.m.

Chairman R. Todd Hoffman moved Mark Cahoon and Scott Strynar to voting status.

2. Current Business:

A. Mick Development LLC, ---Subdivision Sketch Plan Review (Map 1, Lot 39) Knights Pond Road and Route 4.

George Chobanian presented to the Board with a new Subdivision Sketch Plan, which is similar to the old one. There are 30 units; the old Sketch Plan had 25 units. A traffic study has been completed for the whole project and from MDOT an entrance permit. The open area will stay open area and dedicated to farming. It will be owned by the Condo Association and it will be a perpetual easement to the house with the farm forever and for farming only. The leach beds will be on the side of the hill tucked into the side of the slope.

A lot on the Sketch Plan with the house and barn is owned by this property owner right now and they are retaining the right to split that lot in the future.

Chairman R. Todd Hoffman asked how big that lot was.

George Chobanian replied that he did not know.

Chairman R. Todd Hoffman commented that if it is a separate lot, how that can be part of the subdivision.

George Chobanian replied that this whole thing is all one lot right now and part of the subdivision will be to take out those two lots. One lot will be the Condominium lot and the other lot will have a split; so that it will be basically be a three lot subdivision.

Lawrence Huntley CEO commented that you are proposing 32 dwelling units.

George Chobanian replied I guess you could say that, but there is plenty of density for that. This will be a permanent easement to the house and barn lot and owned by the association for farming use only.

George Chobanian stated that they will be going to the MDOT for a site location on this.

Mark Cahoon asked if the association would be maintaining the road.

George Chobanian replied no that it will be dedicated and built to the town standards and will be proposed and to be dedicated by the town.

Lawrence Huntley CEO asked about road in South Berwick and North Berwick town line, which is going to take care of that part of the road.

George Chobanian replied that will have to be South Berwick.

Chairman R. Todd Hoffman stated that South Berwick needs to be notified when you are presenting to the North Berwick Planning Board.

Chairman R. Todd Hoffman asked how many trips coming from the intersection on Route 4.

George Chobanian replied that we showed everything on the mid parcel including the commercial, industrial all the way down to the body shop.

Chairman R. Todd Hoffman asked if there were any maps of that for the Planning Board to view to see how all of this will fit together.

George Chobanian replied no, but will bring it in for the Board.

Mark Cahoon asked how close the road to the cemetery was.

George Chobanian replied that they required us to add parking spaces for the maintenance of the cemetery.

Lawrence Huntley CEO asked how far from the cemetery are the parking spaces.

George Chobanian replied 20 to 25 feet.

Lawrence Huntley CEO asked if there are any trees involved.

George Chobanian replied yes there are.

Lawrence Huntley CEO stated that our ordinance does not allow cutting trees within 50 feet of a cemetery.

George Chobanian asked if the Board could wave that.

Lawrence Huntley CEO replied no.

Page 5-24; 5.2.7 Timber Harvesting

2. There shall be no harvesting of any trees within fifty (50) feet of any public or private cemetery, historic or otherwise.

Chairman R. Todd Hoffman asked what kind of septic system.

George Chobanian replied a three bed system.

Scott Strynar asked about drinking water.

George Chobanian replied it is public water.

Lawrence Huntley CEO commented that you have altered the plans since you sent the application November 28th.

George Chobanian replied yes.

Lawrence Huntley CEO asked why we were not given the update before you came in and presented it.

George Chobanian replied I did not have the time.

Bruce Hackett stated that they sent a letter in 2005 indicating low water pressure and no fire protection. I also had a discussion with Mr. Harmon and Mick about possibly getting a piece of land on the high ground to place a water tank and also need drainage.

Bruce Hackett discussed different types of water tanks, how many gallons of water different types of water tank can hold and the need for a site to increase the flow of water.

Chairman R. Todd Hoffman asked the size of the Condos.

George Chobanian replied a two story Condo with two bedrooms and a two car garage.

Chairman R. Todd Hoffman asked that Civil Consultants provide the Board with:

- Road Design
- Address Water Issue
- Consult with North Berwick's Fire Chief on Fire Protection
- Provide the Traffic Study
- Different Road away from Cemetery
- Draft of Septic System

The Planning Board will review another Sketch Plan before a Site Walk takes place.

3. Preview Next Agenda:

Conditional Use Permit: Floral Shop
 Conditional Use Permit: Day Care Center

4. Other Business:

5. Review previous minutes:

Barry Chase moved to accept the Planning Board Minutes of March 27, 2008, Mark Cahoon seconded a motion. Vote, 3-0-1

6. Adjournment:

Mark Cahoon moved to adjourn at 7:00 p.m., Barry Chase seconded a motion. Vote, 4-0

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