

## NORTH BERWICK, MAINE 03906

### **MINUTES OF PLANNING BOARD MEETING APRIL 24, 2008**

**Present:** Vice Chairman Shaun DeWolf, Dennis Hartigan, Julie Fernee, Barry Chase, Mark Cahoon, and Lawrence Huntley CEO.

**Absent:** Todd R. Hoffman, and. Scott Strynar.

**Also Present:** Denise Place, Michael Place, Angela Rendell, Connie Lee and Merton Matthews.

#### **1. Call to Order:**

Vice Chairman Shaun DeWolf opened the Planning Board Meeting on April 24, 2008 at 6:30 p.m.

Vice Chairman Shaun DeWolf, moved Mark Cahoon to voting status.

#### **2. Current Business:**

**A. Merton Matthews & Denise Place---**Applicant proposes a Flower Shop at 36 Market Street (Map 18, Lot 32)

Denise Place explained that she is applying for a business permit to open a flowershop in her home town. I have 14 years experience in the floral industry and I want to serve the community, I will have flowers for all occasions including weddings, funerals and everyday. I will also have a wire service to send flowers out of state. Along with the flowers I will be selling cards, plants, balloons and gift cards. I think this will be a great opportunity to bring more business to town and allow me to do something I really enjoy.

The hours of operation:

Monday thru Friday-9:00 a.m. to 5:00 p.m. and Saturdays 9:00 a.m. to 2:00 p.m.

Vice Chairman Shaun DeWolf asked what kind of deliveries you will be having.

Denise Place answered a van will be transporting the deliveries for the flower arrangement, wedding and funeral everyday.

Mark Cahoon asked what kind of sign you will have.

Denise Place answered that she was given signs from the North Berwick shop.

Lawrence Huntley CEO replied you are allowed 60 square feet.

Dennis Hartigan replied you are allowed 5 feet by 12 feet maximum.

Lawrence Huntley CEO replied that if you letter your business in a window that is 5 feet by 10 feet that is 50 square feet for example then you would only have 10 square feet left for other signage.

Vice Chairman Shaun DeWolf moved to opening the hearing at 6:35 p.m.

Vice Chairman Shaun DeWolf moved to close the hearing at 6:36 p.m.

Mark Cahoon move to accept the Conditional Use Permit for the Flower Shop, Barry Chase seconded a motion. Vote, 5-0

**B. Angela Rendell---**Applicant proposes a Day Care Center at 179 Little River Road (Map 9, Lot, 21)

Angela Rendell explained that she would like to open a Day Care Center at her home on 179 Little River Road.

Vice Chairman Shaun DeWolf asked Ms. Rendell to explain her property.

Ms. Rendell answered that she has 3 ½ acres of land.

Ms Rendell provided the Board with a drawing of where the house, garage and barn is, the play area (that is fenced in), and the layout of the driveway is horseshoe shaped allowing for 5 to 6 cars.

Ms. Rendell also provided the Board with photos showing the distance between her home and the neighbors.

Vice Chairman Shaun DeWolf asked Ms. Rendell what kind of fencing was around the play area.

Ms. Rendell answered that it is a chain link fence.

Ms. Rendell commented that the Fire Marshall has approved her home; the State will be in sometime next week for their inspection.

Mark Cahoon asked if Ms. Rendell would have anyone helping her.

Ms Rendell replied that her niece would be helping her in the summer and her husband in the winter.

Ms. Rendell will be registered with Care Link and will be advertising online.

The hours of operation:

Monday thru Friday-6:00 a.m. to 6:00 p.m.

Vice Chairman Shaun DeWolf opened the hearing at 6:45 p.m.

Vice Chairman Shaun DeWolf closed the hearing at 6:46 p.m.

Lawrence Huntley CEO asked that Ms. Rendell that when she receive the approval from the State he will need a copy.

Mark Cahoon moved to accept the Conditional Use Permit for a Day Care at 179 Little River Road, Barry Chase seconded a motion. Vote, 5-0

Lawrence Huntley CEO asked that Ms. Rendell provide him with a copy of license when it is issued by the State.

**C. Connie Lee---**Applicant proposes change to an existing Conditional Use Permit. To allow craft classes at Elm Street (Map, 17, Lot 38)

Connie Lee explained that they had originally wanted to utilize one of the rooms on the first floor at the gift shop to hold craft classes such as: art, basket making, quilting, caning, candle and soaps making. The classes would be three to four times a week. In the summer there would be children's classes during the day, the parents could shop and also watch their children in the craft class.

The hours for craft classes:

Sunday, Monday, Tuesday and Wednesday from: 10:00 p.m. to 6:00 p.m.

Thursday, Friday and Saturday: 10:00 a.m. to 8:00 p.m.

Connie Lee explained that the signs for the shop read enter and exit for traffic entering on Elm Street and Maple Street and an exit sign only on to Maple Street.

Vice Chairman Shaun DeWolf asked that an exit sign be added in the parking lot; to exit only on to Maple Street.

Lawrence Huntley CEO asked Ms. Lee that it be noted that classes be on the first floor and the classroom has a window and an egress.

Vice Chairman Shaun DeWolf opened the hearing at 6:55 p.m.

Vice Chairman Shaun DeWolf closed the hearing at 6:56 p.m.

Mark Cahoon moved to accept the change to the original Conditional Use Permit to allow the craft classes to be held at 60 Elm Street, Julie Fernee seconded a motion. Vote, 5-0

### **3. Preview Next Agenda:**

### **4. Other Business:**

### **5. Review previous minutes:**

Mark Cahoon moved to accept the Planning Board Minutes of March 27, 2008, Barry Chase seconded a motion. Vote, 5-0

The April 10, 2008 Planning Board Minutes were tabled..

## **6. Adjournment:**

Mark Cahoon moved to adjourn at 7:30 p.m., Barry Chase 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  
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