

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MEETING JUNE 12, 2008

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

Absent: Dennis Hartigan and Scott Strynar.

Also Present: Dan Walker, Steve Rand, Peter Waterman, Bob Johnson, Roland Jacques, James Dagle, Kevin Mayfield, Marine Mayfield, Shanon Lowery, Keith Lowery, Todd Goldenburg, Arthur L. Hall Sr., Arthur L. Hall Jr., Chantal Upton.

1. Call to Order:

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:31 p.m.

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

2. Current Business:

A. James Dagle---Applicant proposes to construct a foundation under existing Porch within the Shoreland Zone at 14 Otter Cove Lane. (Map 13, Lot 15)

James Dagle explained to the Board that he has purchased a cottage at 14 Otter Cove Lane and applied for a building permit for a foundation under the porch and renovation be made to the inside of the cottage. The foundation under the porch will be 12 x 28 footings.

Lawrence Huntley CEO explained to the Board that the proposal is to renovate the inside of the camp and not expand any volume.

Mr. Dagle has a Permit By Rule approval for the foundation under the porch from the DEP. At the proposed site trees have been removed in order to have wells drilled. This will need to be approved by the Board. The site is in the Limited Shoreland Residential Zone. The Board can require more trees be planted to replace the trees that have been cut.

Mr. Dagle explained that he had purchased the cottage in December and when the snow cleared he hired a Tree Remover from South Berwick to remove a lot of trees that had fallen and to remove dead trees. There were trees that needed to be removed for the well driller to get into the site. Mr. Dagle had also hired a land use consultant and believed he was meeting all requirements.

Chairman Todd R. Hoffman opened the Public Hearing at 6:43 p.m.

Todd Goldenburg asked were the well was going to be drilled.

Mr. Dagle answered that there are two separate lots and a drilled well was put in on each lot.

Chairman Todd R. Hoffman closed the Public Hearing at 6:45 p.m.

Lawrence Huntley CEO explained that he will be looking at the site on June 18TH with DEP.

Barry Chase moved to grant the Conditional Use Permit with conditioned upon fulfilling DEP requirement and receipt from the hired arborist validating the tree were diseased on second lot, Mark Cahoon seconded a motion. Vote, 5-0

B. North Berwick Rod and Gun Club--- Applicant proposes to construct an Indoor Shooting Range at 40 Butler Rd. (Map 4, Lot 17A)

Peter Waterman explained to the Board that he is a member of the North Berwick Rod and Gun Club. The North Berwick Rod and Gun Club wish to build a building on our facility to be used as and indoor range. The structure will be a 40 x 100 steel building; not connected to the club house. We would like this building to serve a multiple functions for club members as well as other activities; such as an Indoor Archery and an Indoor Pistol Range. The building will consist of a steel back stop and steel lined walls inside.

Mark Cahoon asked if anyone could walk in.

Mr. Waterman answered that anyone visiting the range will be accompanied by a member. There will be a Range Officer on site during hours of operation.

North Berwick Rod and Gun Club will be used by various departments; North Berwick Police Department, other Police Departments, Pease Air force Base, Coast Guard and Security Groups.

The Facility will continue their NRA certification and will be ADA compliant.

Mark Cahoon suggested a 6 foot to 8 foot gravel dirt mound be placed in the back of the building for safety reasons.

Hours of operation: 8:30 a.m. to 9:00 p.m. - 7 days a week.

Chairman Todd R. Hoffman opened the Public Hearing at 7:36 p.m.

Chantal Upton a resident living on the road is concerned about the vehicles speeding and the increase of traffic due to the expansion of the Club.

The Planning Board and the North Berwick Rod and Gun Club suggested that Chantal Upton attend a North Berwick Rod and Gun Club meeting and state her concerns about vehicles speeding on road and the added traffic.

Chairman Todd R. Hoffman closed the Public Hearing at 7:51 p.m.

Shaun DeWolf moved to accept the Conditional Use Permit with conditions to build an 8 foot berm back wall, Fire Marshall Permit and the stated hours of operation from 9:00 a.m. to 9:00 p.m., Barry Chase seconded a motion. Vote, 5-0

C. Leo A. Donahue---Applicant proposes to Modification to an Existing Subdivision Plan to eliminate the requirement of locating septic systems within 200ft. of Lebanon Rd. (Map 5, Lot 28)

Lawrence Huntley CEO asked for the Planning Boards permission to represent Leo A. Donahue.

Shaun DeWolf moved to accept the Conditional Use Permit.

Julie Fernee moved to allow Lawrence Huntley CEO to represent Leo A. Donahue, Mark Cahoon seconded a motion. Mark Cahoon seconded a motion. Vote, 5-0

Lawrence Huntley CEO explained that in 1983 there was a three lot subdivision approved on Lebanon Road to Dana and Sidney Hall. In that Subdivision on that approval was a statement saying that septic system for lot 18 and 19 would be installed within 200 feet of Lebanon Road.

The proposal by Mr. Donahue is to eliminate that requirement of installing septic systems within 200 feet of Lebanon Road; that is what the issue is. Mr. Donahue wants to be able to put the septic system behind his house, which is staked out in that field, so the septic system will flow down hill and be pumped to a higher level. And in order to do so, the Planning Board has to change the Subdivision requirements as I just stated. This will allow where the septic system be installed behind the house within 200 feet of Lebanon Road.

Julie Fernee asked will it be more than 200 feet.

Lawrence Huntley CEO answered it be probably 500 feet from Lebanon Road.

Chairman Todd R. Hoffman opened the Public Hearing at 8:05 p.m.

Kevin Mayfield is the site past Clark Street.

Lawrence Huntley CEO answered yes it is on the right hand side going towards Lebanon Road.

Arthur Hall Jr. questioned for Arthur Hall Sr. that the guide lines for fertilizing the fields so forth require that you can not do that within 100 feet of a well. He wants to make sure that someone doesn't put a well within 100 feet of the border.

Lawrence Huntley CEO will make sure he mentions that to the owner.

Chairman Todd R. Hoffman opened the Public Hearing at 8:12 p.m.

Shaun DeWolf moved to accept the Conditional Change to the Subdivision on the Dana and Sidney Hall on Lebanon Road; to remove the second line item that states Leo Donahue that the septic system has to be within 200 feet of Lebanon Road, Barry Chase 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 May 22, 2008, Barry Chase seconded a motion. Vote, 5-0

6. Adjournment:

Mark Cahoon moved to adjourn at 8:30 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
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Janet Belmain
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