

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD MAY 14, 2020

Present: Chairman Geoffrey Aleva, Anne Whitten, Jon Morse, Matthew Qualls, David Ballard, Roger Frechette, CEO

Absent: Scott Strynar

Also Present: Dwayne Morin, Lucy Silsby, Michael Johnson, Jr.

1. Call To Order:

Chairman Geoffrey Aleva called the ZOOM meeting to order at 6:32 pm.

2. Review Previous Minutes:

Jon Morse stated that on page 2, the 5th sentence in the 2nd paragraph currently reads, “Mr. Johnson, Jr. stated that they would be 2 separate...”. It should read, “Mr. Johnson, Jr. stated that there would be 2 separate...”. Also, on page 3, the 7th sentence in the last paragraph currently reads, “He stated that they people that had the property...”. It should read, “He stated that the people that had the property...”.

David Ballard stated that on page 3, the 11th sentence in the 4th paragraph currently reads, “Mr. Hague stated that the called the Police...”. It should read, “Mr. Hague stated that they called the Police...”. He also stated that the 12th sentence in the same paragraph currently reads, “...recreational facility, they authorization to have...”. It should read, “...recreational facility, the authorization to have...”.

Jon Morse motioned to approve the minutes from March 12, 2020 as amended. David Ballard seconded the motion. VOTE: 3-0 Abstain: 2

3. Current Business:

3.1 Great Works Crematory LLC 26 Staples Dr. (Map 004 Lot 041-L)

Applicant proposes to add an Animal Crematory inside a new 24’ x 24’ garage to the existing Crematory property located at 26 Staples Dr.

Chairman Aleva said that at the last meeting a site walk was set up but because we didn’t meet at

that time, they were asked to drive by the site prior to this meeting to look at it. Chairman Aleva asked Roger Frechette if he had any concerns or comments regarding the project. Roger stated that the applicant did get everything in order. The building is going to be a 24' x 24' structure. They are going to be doing animal cremation and it does meet all of the required setbacks. He also has enough land and frontage to do this use.

Michael Johnson, Jr. stated that, because of requests from the public, he decided to pursue this avenue of cremation. Currently, the closest place is an hour and a half away from here. The building will match the existing building regarding the way it is structured and the same color will be used. It is setback appropriately and is across the driveway. He will have one cremulator for now but there will be space for an additional one if needed. Mr. Johnson, Jr. stated that he did speak to one of the neighbors and they were happy that he was adding this service.

Chairman Aleva opened the Public Hearing at 6:42 pm.

Dwayne Morin stated that Mr. Johnson, Jr. came before the Board of Selectmen as well as the Cemetery Trustees. He stated that the crematory is located on Town property. We have a 99 year lease agreement with Mr. Johnson, Jr.. Both the Selectmen and the Cemetery Trustees have amended the agreement to allow for the pet crematory. This was also reviewed by our legal counsel.

Chairman Aleva closed the Public Hearing at 6:44 pm.

Jon Morse stated at the last meeting, that he had liquid propane tanks underground for his existing building. He asked Mr. Johnson, Jr. if he was going to have another tank in the ground for the new building. Mr. Johnson, Jr. said that he will seek the advice of the propane company to see if it should be above or below ground.

Anne Whitten stated that, on the Category 3 inspection, the building looks like it is mapped out at 20' x 20' where the 25' setback is located. Mr. Johnson, Jr. stated that it is being set forth 8 feet to accommodate a little extra setback. It will be towards the existing building. Anne Whitten asked if we were going to get a new survey that would show this. Mr. Johnson, Jr. said that he can have one done if they want him to. Mrs. Whitten asked Roger if they need to have a copy of the property lease included in the packet. Roger stated that he will have to check on this. Dwayne Morin said that he has a copy of the lease and he will give it to Roger. Roger also stated that, when he does the building, he has to provide a Category 3 survey anyway to show that it meets all of the proper setbacks.

Anne Whitten asked if the Board would need to approve this with a condition that the Category 3 will need to be signed by Roger. Roger stated that he does not sign the Category 3 surveys. The applicant will have a surveyor come out to verify that he does meet the proper setbacks. Before he can build the actual building, he needs to get a Category 3 survey for the foundation. If the foundation or the slab is not where it needs to be, he will not be able to go forward with the

project. He would have to move it first. Mrs. Whitten said that the survey that is in the application packet states, "All lines shown are apparent. Sketch is not valid without CEO review, approval, signature and date.". Roger stated that this survey is the original Category 3 for the original building permit. The applicant just used this plan to show where the new building is going to be. This is not the actual Category 3 for the new building. It is being used as a plot plan to show where the new building will be located. Chairman Aleva stated that the applicant will need to provide the Category 3 once the foundation is in the ground before he can build any further. Roger stated that they started doing it this way so it can be verified that the building is set in the correct place prior to actually constructing it. He stated that when the foundation is reviewed and they find that it is not in the proper place, they do not get the approval to move forward with the build.

Anne Whitten motioned to accept the Great Works Crematory LLC to add an Animal Crematory inside a new 24' x 24' garage to the existing Crematory property located at 26 Staples Drive. Jon Morse seconded the motion. VOTE: 5-0

4. Other Business:

Roger Frechette stated that there were at least 2 solar arrays that will be coming before the Board. There is Gold Mark and there is another one off of Coffin Lane. There are also some apartment buildings that may be going in on the property behind the Town Office, but he has not received any information on this one yet.

5. Adjournment:

Anne Whitten motioned to adjourn the meeting at 6:56 pm. Jon Morse seconded the motion. VOTE: 5-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

Scott Strynar