

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JUNE 25, 2020

Present: Jon Morse, David Ballard, Scott Strynar, Roger Frechette, CEO

Absent: Chairman Geoffrey Aleva, Anne Whitten, Matthew Qualls

Also Present: Nina Holland, Paul Gnirk, Dana Libby, Danny Shaw

1. Call To Order:

Vice Chairman Jon Morse will be the Acting Chairman for the meeting.

Acting Chairman Morse called the meeting to order at 6:32 pm.

Acting Chairman Morse moved Scott Strynar up to full voting status.

3. Current Business:

3.1 Public Hearing

Paul Gnirk & Nina Holland
19 Oak Woods Rd. (Map 004 Lot 042-2)

Request: Applicant proposes to have a home occupation bread baking business called t o a s t, LLC to be located at 19 Oak Woods Rd.

Nina Holland stepped forward to discuss the application. Acting Chairman Morse asked Roger Frechette if he had any issues with the project. Roger stated that he had no issues with the project.

David Ballard asked if they wanted to expand at some point and add an additional oven would they have to come back before the Planning Board. Roger said that they would.

Acting Chairman Morse opened the Public Hearing at 6:34 pm.

There were no public comments.

Acting Chairman Morse closed the Public Hearing at 6:34 pm.

David Ballard motioned to accept the proposal for Paul Gnirk and Nina Holland to have a bread baking business called t o a s t, LLC located at 19 Oak Woods Rd, Map 004, Lot 042-2. Scott Strynar seconded the motion. VOTE: 3-0

2. Review Previous Minutes:

David Ballard motioned to approve the minutes of June 11, 2020 as written. Scott Strynar seconded the motion. VOTE: 3-0

3.2 Public Meeting
Sugarbush Estates
Beech Ridge Rd (Map 007 Lot 019)

Applicant proposes a two-lot Subdivision to be located on Beech Ridge Road (Map 007 Lot 019) Owned by Harold D. & Joan M. Shaw

Acting Chairman Morse asked Roger if he had any comments or concerns regarding the project. Roger stated he did not at this time.

Dana Libby stepped forward to discuss the project. He stated that there has been a change since they submitted the plans to Roger. He stated that Danny Shaw's neighbor approached him about buying Lot 19-2. This sale to an abutter will be happening. The project will still continue for the lot listed as 19-3. It will go from a 2-lot subdivision to a 1-lot subdivision. They are planning on using the existing road frontage and overhead utilities. There is a minimum of 300 feet of frontage along the paved section for each lot even though Lot 19-3 extends passed it. Mr. Libby stated that Roger had received a letter from one of the abutters. Their concern was whether or not the lots could be subdivided. Mr. Libby stated that it would not be possible because they would not have enough road frontage.

Acting Chairman Morse read the email from the abutter, J. Stover dated June 24, 2020 into the minutes:

1. Will the Beech Ridge Road have further updates to the surface continuing to the stated Subdivision.
2. Considering Beech Ridge Road is Farm and Forest, I have concerns there will be streetlights installed. I feel this is not something appropriate for the area.
3. Will the purchasers of the Subdivision lots be prevented from or allowed to divide the lots further? Will the 12+ acres remain as a single lot?
4. Eventually will there be an entrance to the Subdivision from Lebanon Road?
5. How will the Subdivision affect the water table?
6. How will the Subdivision affect drainage of Beech Ridge Road in the future?
7. With more homes being constructed in this area, is it possible to reduce the speed limit to 25mph? Current speed limit is 35mph and is often exceeded. Most recently, a mailbox was destroyed due to a contracted builder driving too fast and hitting the mailbox. NBPd has the report.

I appreciate the opportunity to express concerns and ask questions.

Jean Stover
1203 Beech Ridge Road

Scott Strynar asked Roger if the applicant responds to these abutter's questions directly to him or to the abutter? Roger stated they will be answered when they come back for the Public Hearing.

Roger stated that they just need to accept the application as complete, set an escrow amount and set up a site walk. He stated that the escrow amount should be \$2,500. This will cover all of the engineers, legal notices and letters to the abutters.

David Ballard motioned to set an escrow of \$2,500 for the project. Scott Strynar seconded the motion. VOTE: 3-0

Acting Chairman Morse stated that they can set a Public Hearing for the July 23, 2020 meeting. They will do a site walk at 5:00 pm prior to the meeting.

David Ballard motioned to accept the application as complete. Scott Strynar seconded the motion. VOTE: 3-0

4. Other Business:

There was no other business at this time.

5. Adjournment:

Scott Strynar motioned to adjourn the meeting at 6:46 pm. David Ballard seconded the motion. VOTE: 3-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten Approved at 7/9/20 ZOOM meeting

Matthew Qualls Approved at 7/9/20 ZOOM meeting

David Ballard Approved at 7/9/20 ZOOM meeting

Scott Strynar Approved at 7/9/20 ZOOM meeting