

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JUNE 10, 2021

Present: Anne Whitten, Jon Morse, David Ballard

Absent: Chairman Geoffrey Aleva, Scott Strynar, Mark Cahoon

Also Present: Danny Shaw, Dana Libby

1. Call to Order:

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

Acting Chairman Morse called the meeting to order at 6:30 pm.

3. Current Business:

3.1 Sugarbush Subdivision Amendment

Beech Ridge and Lebanon Road

Tax Map: 007 Lot: 019

Request: The applicant proposes an amendment to the approved Sugarbush Subdivision to add an additional lot split, bringing the total lot count in the subdivision to a 4-lot subdivision located on Beech Ridge and Lebanon Road (Map 007 Lot 10) on land owned by Danny Shaw.

Dana Libby stepped forward to discuss the project. He stated that the owner, Danny Shaw, is proposing to cut out a 21-acre lot off of Lebanon Road. There is a proposed 2-acre sale that will go to the abutter, Zachary Williams. Nothing else is changing on the property. They will retain a 50 foot right of way through the property to get to his other land. Mr. Libby showed the Board members what the property looked like on the plan.

Acting Chairman Morse asked if they had done any soil testing on the lot. Mr. Libby stated that they had soil tested all of the lots in the previous submission and they have now done soil testing on this proposed lot. David Ballard asked if there were any cemeteries on the property. Mr. Libby said that there is one, but it is not in the proposed location. Acting Chairman Morse stated that they have already done a site walk so he doesn't think that they need to do another one. The Board agreed.

Anne Whitten stated that they needed to set an escrow of \$2,125.00 per Dwayne's email. Danny Shaw stated that he had given the town \$2,500.00 when he first started the project over a year

ago and never heard anything back. Acting Chairman Morse told Mr. Shaw to discuss with Dwayne what the previous escrow was applied to.

Anne Whitten motioned that the application appears to be complete per the information that she reviewed in email but if anything else is needed, they will contact the applicant. David Ballard seconded the motion. VOTE: 3-0

Anne Whitten motioned to set the escrow amount at \$2,125.00. David Ballard seconded the motion. VOTE: 3-0

Anne Whitten motioned to hold the Public Hearing on July 8, 2021. David Ballard seconded the motion. VOTE: 3-0

4. Other Business:

Anne Whitten stated that, per Dwayne's email, they have hired a new Code Enforcement Officer, Matthew LeConte. He comes from Portland and has 15 years experience.

2. Review Previous Minutes:

Anne Whitten stated that on page 9, the 4th sentence reads, "Mr. Robertson was upset about this and stated that he wanted a continuance.". She feels that this is a personal thought and not something that Mr. Robertson actually said so she would like it changed to read, "Mr. Robertson stated that he wanted a continuance.". Also, the 7th sentence on the same page reads, "There was some hesitancy about doing a motion." She also feels that this is a personal feeling and would like this sentence removed. She stated that they were not having an issue with the vote. They were just trying to decide the best way to word it.

Anne Whitten motioned to approve the minutes of May 27, 2021 as amended. David Ballard seconded the motion. VOTE: 3-0

5. Adjournment:

Anne Whitten motioned to adjourn the meeting at 7:04 pm. David Ballard seconded the meeting. VOTE: 3-0

Dwayne Morin,
Acting Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

David Ballard

Scott Strynar

Mark Cahoon