

# **NORTH BERWICK PLANNING BOARD**

## **MINUTES OF PLANNING BOARD APRIL 22, 2021**

**Present:** Jon Morse, Anne Whitten, David Ballard, Scott Stynar, Mark Cahoon

**Absent:** Chairman Geoffrey Aleva

**Also Present:** Stephen Mansfield, Michael Little, Katrina Little

### **1. Call To Order:**

Vice Chairman Jon Morse will be the Acting Chairman for tonight's meeting. Acting Chairman Morse called the meeting to order at 6:39 pm.

Acting Chairman Morse moved Mark Cahoon up to full voting status for tonight.

### **2. Review Previous Minutes:**

Acting Chairman Morse stated that they needed to review the minutes from April 8, 2021.

Anne Whitten motioned to approve the minutes from April 8, 2021 as written. David Ballard seconded the motion. VOTE: 5-0

### **3. Current Business:**

#### **3.1 Stephen Mansfield (Tenant: DBA Oatmeal Acres Antiques, Vintage Furniture and Miscellaneous Items)**

34 Elm Street (Map 017 Lot 044)

Request: Applicant is proposing a thrift retail shop with online sales within the 675 sq. foot of space adjacent and within the same building as Serenity Salon. Applicant proposes to open 7 days a week from 10 am to 7 pm. Pursuant to the Town of North Berwick Zoning Ordinance, Article 4.2 Land Uses (table), a conditional Use Permit shall be obtained for this type of use in Commercial II Zone.

Katrina Little stepped forward to discuss the application. She said that she has been in business since 2010. She stated that it is not a thrift store. Both she and her husband upcycle furniture. It would be more of a furniture, home goods, rugs, lamps, and other things along these lines. They would have gift items and cards as well. She currently rents a space in Dover but would like to have her own store here in North Berwick.

Acting Chairman Morse asked how many parking spaces there were. Mrs. Little said there were 6 of them. Acting Chairman Morse asked if these 6 were just for her or if they were shared with the salon. Mrs. Little said they were just for her shop.

Anne Whitten stated that she spoke with Dwayne Morin this afternoon and he told her that we need to set up an escrow for this because we need to have a Public Hearing. He would like to have the Public Hearing on May 27<sup>th</sup> so it will allow him time to send out the notices to the abutters and post a legal ad. The meeting will have to be done as a ZOOM meeting because it is a Public Hearing, and we are only allowed so many people in the room. Dwayne said that the amount needed for an escrow is \$750.00.

Anne Whitten motioned to set an escrow for the amount of \$750.00. Scott Strynar seconded the motion. VOTE: 5-0

David Ballard asked if there were any doors that connected their business with the salon. Mrs. Little said that there were none. They are not connected. Stephen Mansfield, the owner of the building, stated that there are 2 separate units. He said that the left side that the Little's want to use for their business has been used for 6 or 7 years already as different businesses. He said that it has been a florist shop, roofing contractor, excavating contractor and a few more businesses. The use now needs to be changed back to retail.

Scott Strynar motioned to waive the site walk for this project. Mark Cahoon seconded the motion. VOTE: 5-0

Anne Whitten motioned to accept the application as complete for Stephen Mansfield for tenant Oatmeal Acres Antiques located at 34 Elm Street (Map 017 Lot 044). David Ballard seconded the motion. VOTE: 5-0

3.2 Marjorie Chapin  
460 Bauneg Beg Hill Road (Map 010 Lot 031)  
Request: Applicant proposes to renovate the second floor of their garage into a 615 SF In-Law Apartment. Based on the Town of North Berwick Zoning Ordinance, Article 4.2 Land Uses (table), a Conditional Use Permit shall be obtained for this type of use in the Farm and Forest Zone.

There was nobody present to discuss the project.

Mark motioned to table the application for Marjorie Chapin located at 460 Bauneg Beg Hill Road (Map 010 Lot 031) until the applicant is present. David Ballard seconded the motion. VOTE: 5-0

4. Other Business:

There was no other business at this time.

5. Adjournment:

Anne Whitten motioned to adjourn the meeting at 6:53 pm. David Ballard seconded the motion.  
VOTE: 5-0

Roger Frechette,  
Planning Coordinator

Respectively submitted,  
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

David Ballard

Scott Strynar

Mark Cahoon