

# NORTH BERWICK PLANNING BOARD

## MINUTES OF PLANNING BOARD FEBRUARY 10, 2022

**Present:** Anne Whitten, David Ballard, Scott Strynar, Mark Cahoon

**Absent:** Chairman Geoffrey Aleva, Jon Morse

**Also Present:** Matt LeConte, Neil Rapoza, Andrea Spiegel, Luke Robertson

1. Call to Order:

Anne Whitten will be the Acting Chairman for tonight's meeting.

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

Acting Chairman Whitten moved Mark Cahoon up to full voting status.

2. Review Previous Minutes: January 27, 2022

Scott Strynar motioned to approve the minutes of January 27, 2022 as written. Mark Cahoon seconded the motion. VOTE: 4-0

3. Current Business:

3.1 Andrea Spiegel  
52 High Street, Map 22 Lot 16

Conditional Use Permit request: Applicant proposes to build a 648 Sq. Ft. In-Law Apartment attached to a proposed new accessory detached garage.

Anne Whitten had asked at the last meeting if they could wait until tonight to give her time to do some research and determine if what she is voting on was what the ordinance had to say. Anne said that with everything that she has looked at and everything she has seen, she stated that she did not have any problems. She stated that she appreciated having the time to look everything over.

Anne summarized for Mark Cahoon, who was not at the last meeting, that the Board had approved a conditional use permit request in the past, just like this particular one and that she had read the minutes of that prior meeting and did some legal work on the terms, and determined that everything is good to go.

Scott Strynar explained to Mark that this is a new two car garage with an ADU attached in the back. He explained to Mark that is not existing but is going to be built and this unit is going to be

modular and a foundation will have to be poured and this will be the final location on the property. Mark stated that he believes the ordinance does allow for that.

David Ballard indicated that he also did some research on this and actually went to the comprehensive plan. What he was trying to look at is talking about the diversity of people and residents in North Berwick, preserving the way the housing is, affordable housing and the living situations and how the community will offer a diversity of housing including rental housing and multi-family housing which is basically getting to the same concept and how to bend to what is going on with our economy, as well as living conditions. In reading this, he believed it actually fit well with what they are trying to do in this case. He did go into the comprehensive plan to get this language because as far as the articles were concerned, it was a little bit of a gray area.

David Ballard motioned to move to accept the application for 52 High Street, Map 22 Lot 16 for the conditional use permit request as written. Scott Strynar seconded the motion. VOTE: 4-0

3.2 Stonewood Enterprises, LLC (Joel Littlefield)  
722 Lebanon Road, Map 005 Lot 39  
53 Clark Road, Map 005 Lot 05

Conditional Use Permit request: Planned Unit Development with 21 units on existing 193.6 acre parcel.

Neil Rapoza with Civil Consultants appeared on behalf of Joel Littlefield and Stonewood Enterprises, LLC. He stated that this is a lot that has been before the Board several times for several different lot splits. He said this one is superseding the previous lot split that was performed last year which is on Lebanon Road. He said that line would be dissolved and will be replaced by a larger lot and the intent was to be able to make a legal duplex lot if it was sold in the future. Neil stated Joel's intent is a planned unit development with a two-way road that is going to connect the Lebanon Road and existing driveway. The proposal is to keep the existing and no more additional units on his existing buildings and to add fourteen units in the form of seven duplexes. That would give them a total of twenty-one units and the density allows for twenty-nine. They did not want to get into additional units due to the number of improvements it would require to get on that road.

Neil stated the drive is a paved 20-foot drive, but they would be improving that to get it up to road standards. This would serve all of these properties and there would be an access that would have to stop and yield to the traffic on this right-of-way. It is going to be served by four new sub-surface disposal fields and three new wells. Parts of that is to make sure they have the proper yield and also keeps the wells under the public drinking water supply thresholds. As far as storm water, the existing sites do not produce a whole lot of storm water and they are going to maintain most of the field and multiple level spreaders throughout. He explained that the plan for power is to use the existing pedestal solar panels and build two additional that will be utilized to benefit the grid and the attempt is to get a net zero development with regard to electricity.

Neil stated that as far as open space requirement, that was discussed with Dwayne and had discussions of keeping some of the area near the river as open space and he recommended an in-lieu fee for that, due to the fact that there was not a true access already out there for that land and the fact that the town would have to improve that area.

Anne Whitten asked Neil when this property was before the Board previously and he said it was not for this particular project but was for a lot split off. He stated it was not Civil Consultants but believed it was BH2M last year and got that approved.

Scott Strynar inquired about the building that is already there. Neil stated that it was an old farmhouse and they have been renovated into seven dwelling units.

David Ballard inquired about Lot #39 and asked if the new additions are all included on Lot #39, including the ones at the farmhouse, and Neil indicated it is the large overall lot and Lot #39-7 is the lot that was split and that lot is being modified. The only development is on Lot 39.

Neil stated that per the allowances of the planned unit development section, there is a waiver requested for frontage for the units, due to the fact that they cannot get 300 feet of frontage for each unit without installing a massive roadway. A waiver is requested to get it down to 100 feet of frontage for each unit which is achieved through the new right-of-way. Anne Whitten asked if that could be done and Matt stated it could because of the planned unit development. If it was strictly a subdivision, then it could not be done. The planned unit development is using all of the land together opposed to separate parcels. Scott Strynar asked if there would be a private road and Neil indicated there would be a private road. Anne Whitten asked if these units are rentals or condos and Neil indicated that are all rentals, not condos.

David Ballard inquired how tall the units were and Neil stated they are two-story units and will all look identical. The maximum height for the building is 35 feet. Anne Whitten inquired about a site walk. Neil said that if a site walk is warranted, a section could be cleared of ice and snow so that could be done.

Anne Whitten asked how much tree line is between the road and units. Neil said there is not a whole lot but it is about 10 or 12 feet thick of tree line there now and everything along the road will be left there with the exception of what they need for one new entrance.

David Ballard asked Neil why there is a double driveway versus sharing a single driveway. He said that they did not want to stack entrances and made the concession to have a double driveway.

David Ballard motioned that the Board accept the application as complete. Scott Strynar seconded the motion. VOTE: 4-0

Mark Cahoon motioned that the Board accept the escrow of \$12,050.00. David Ballard seconded the motion. VOTE: 4-0

Anne Whitten indicated that the Board members would do their own drive by of the property and if it looks like a full site walk is needed, they can discuss that at the next meeting. Matt indicated that site walks have generally been around 5:00 p.m. Anne Whitten asked Neil if it would be okay if the Board discussed the site walk at the next meeting and Neil stated he would be at the next meeting to answer any questions.

Matt indicated that the applicant will be back for the March 10 meeting and a site walk could be done at 5:00 p.m. on that day before the meeting and possible public hearing if needed.

David Ballard motioned to conduct a public hearing for Stonewood Enterprises, LLC. Mark Cahoon seconded the motion. VOTE: 4-0

David Ballard motioned that the Board conduct a site walk of the property on March 10, 2022 at 5:00 p.m. Mark Cahoon seconded the motion. VOTE: 4-0

4. Other Business:

An update was provided on the Chris Hagan project by Neil from Civil Consultants. They have been in communication with Fish & Wildlife and they suggested that the best course of action for the lot was to have someone come through and give a definitive report on the wetland crossing as it exists where they have it now to say that there are no turtle pools. They have done a modification to that entrance on just the roadway and they put in a wildlife crossing per Fish & Wildlife that is going to be for salamander and turtle crossing so that will change the site plan a little bit. They are just waiting on approval of those things.

Matt indicated that the Curtis Gravel extraction has received its comments from the applicants and engineers. Those comments or amendments are being reviewed by Underwood and SMCDP. The applicants are scheduled to return at the next meeting, February 24<sup>th</sup>.

5. Adjournment:

Scott Strynar motioned to adjourn the meeting at 7:17 pm. Mark Cahoon seconded the motion. VOTE: 4-0

Matthew LeConte  
Planning Coordinator

Respectively submitted,  
Jennifer Berard, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

David Ballard

Scott Strynar

Mark Cahoon