

# **NORTH BERWICK PLANNING BOARD**

## **MINUTES OF PLANNING BOARD MAY 12, 2022**

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

**Also Present:** Matt LeConte, Geoff Aleva, Kevin Moore, Erin Dickson, Dylan Hague, Norma Dowling, Noah Richardson, Dalton Richardson

1. Call to Order:

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

2. Review Previous Minutes: April 14, 2022

Anne Whitten motioned to approve the minutes of April 14, 2022 as written. Mark Cahoon seconded the motion. VOTE: 5-0-1

Review Previous Minutes: April 28, 2022

Anne Whitten motioned to approve the minutes of April 28, 2022 as amended. Scott Strynar seconded the motion. VOTE: 5-0-1

3. Current Business:

3.1 Public Meeting:

Norma Dowling, Noah Richardson, Dalton Richardson

72 Old Route 9, Map 003 Lot 3

Conditional Use Permit request: Applicants proposes a Lodging House use within the existing four-bedroom single family house.

Dylan Hague, who is also an owner of the property along with Norma Dowling, Noah Richardson and Dalton Richardson. He explained that they are proposing to turn the four-bedroom single family house into a Lodging House. Dylan stated that it is Residential Zone 2 and there is 214 feet of road frontage. It meets all setbacks as required. He explained that the septic system is for a four-bedroom home. The requirement states it would need 390 gallons per minute and showed the design of the septic system installed. He has reached out to "Brent" at the State of Maine's Subsurface Waste & Disposal Department to verify requirements. Anne Whitten inquired if he had an email or if it was a phone call. Dylan explained he placed a call but he was out on vacation and would get back to him next week for confirmation. Dylan stated that in regards to parking, it only requires one space per room and one for each employee and



presented a map with the layout of the house and parking spots which are seven spaces designated. Dylan explained that in regards to rooms and bathrooms, there will be two 2-room suites with private baths and one single room suite with private bath and two additional bathrooms in the common areas and provided a layout of the floor plan. There will be a first-floor suite and three on the second floor and a common space. Dylan explained that the hours of operation would be the standard operating hours. He explained that right now, a couple of them live there and they will be in and out regularly to do chores and projects. They plan to have a simple illuminated sign which will be at the end of the driveway to note the lodging location. Anne Whitten asked for clarification of where this house is located and Dylan presented a google map to clarify. Dylan explained that they have submitted a Health Inspection Application for eating and lodging, however they are not serving food so at this time, it would be just a water test which will be provided to get the license. Dylan stated a Safety Permit was filed with the Maine State Fire Marshall's office and review is pending with the Code Enforcement Officer. It is a whole house sprinkler system which is installed. There are no exterior changes to the structure. He explained there are twelve acres so there is plenty of room for people to get around on and there is extensive landscaping on the property. Chairman Morse clarified that there are three suites and one room. Dylan explained that there will be at least a two-night minimum for these rooms. Chairman Morse clarified that the only cooking would be in Suite 1 on the first floor which they can cook themselves. No food will be provided at all. Dylan explained it is not a Bed & Breakfast, just a lodging house.

Matt LeConte stated this was allowed in the Town, they meet all the requirements and will need the licenses prior to occupancy. Matt stated they will have to confirm with the State of Maine regarding the septic system. He believes an ulterior design has to be on file in case of failure but does not have to be built and he will confirm with Brent about that. Matt explained that if the Board would like a site walk, they could do that and since it is a business, there has to be a public hearing and the minimum escrow will be about \$1,500.00 which is refundable if not all used.

David Ballard inquired if fire escapes were required and Matt indicated that the sprinkler system waives a lot of additional requirements but that will be confirmed through the State Fire Marshall. If they suggest it or require it, that will be a condition.

Scott Strynar inquired about the ADA requirements and the wheelchair ramp to get into Suite 1. He noted there is no direct connection between the common area and Suite 1 and there is no way for a wheelchair to get to the bathroom. Dylan confirmed that it is currently not set up for that at this time. Matt indicated the ADA requirement will be part of the State Fire Marshall's permit as that is part of their review. Scott Strynar also mentioned that a paved driveway may be an ADA requirement as well and the State Fire Marshall will review that.

David Ballard inquired about the kitchen and whether the owners who are living there would be using that kitchen. Dylan indicated it most likely will not be an owner-occupied dwelling in the future. Chairman Morse asked if someone from Suite 1 wanted to enter the common area, how would they get there. Dylan stated that they would go outside and come in through the foyer.



Anne Whitten motioned that the escrow be set at \$1,500.00 for Norma Dowling, Noah Richardson, Dalton Richardson and Dylan Hague at 72 Old Route 9, Map 003 Lot 3 for their conditional use for a lodging house. Mark Cahoon seconded the motion. VOTE: 5-0-1

Scott Strynar motioned that a site walk be held on June 9, 2022 at 5:00 p.m. for 72 Old Route 9, Map 003 Lot 3. David Ballard seconded the motion. VOTE: 5-0-1

Scott Strynar motioned that a public hearing be held on June 9, 2022 for Norma Dowling, Noah Richardson, Dalton Richardson and Dylan Hague at 72 Old Route 9, Map 003 Lot 3 for their conditional use for a lodging house. Anne Whitten seconded the motion. VOTE: 5-0-1

### 3.2 Public Meeting:

MSAD 60/Kevin Moore

77 High Street, Map 024, Lot 06

Conditional Use Permit modification request: Applicants proposed to install a prefabricated yurt to be utilized as a remote learning “hub” classroom.

Chairman Morse advised the Board that his son’s business is putting a bid in on the foundation work for the yurt which is being proposed and he works for his son as the bookkeeper and wanted to make everyone aware in case he needed to excuse himself from this particular project. The Board all felt that there would be no issues at all and felt he would be impartial.

Geoff Alevea of Civil Consultants is representing the School District for this proposed project to add an outdoor classroom to the property. Geoff provided a map indicating where the proposed yurt would be located and stated it is going to be at a location that previously had a modular on it at one time. It is along the Route 4 side of the property near the softball field. Geoff stated the yurt would have water and sewer as it will have a bathroom inside of it and it does not change any of the characteristics for the site, nor does it increase the traffic on the property. Geoff indicated that in the application, there are plans and details for the yurt itself. Geoff stated that Kevin Moore and Eric Dickson are with him to answer any questions that the Board has in regards to this project.

Kevin Moore, who is the Facilities Director for MSAD 60, introduced Erin Dickson who is the School Health Coordinator for MSAD 60. Erin stated this project is to support the Virtual Middle School. The Well Connected Grant, a \$250,000 grant supports those in remote instruction to ensure health and social emotional learning. There are currently 29 students enrolled and they participate in virtual school. They plan to grow to 52 students and will be using the yurt two to three days per week for students to come together and to support their mental health and well being and support connections. Erin stated that during the pandemic, they have learned that some students learn best in their home setting so they are putting this in place to support them and they are finding that students who did not do as well in person, they are having great success in this type of learning setting. Erin stated a big part of this project is community service opportunity and enrichment opportunities and having this North Berwick location, they will be able to access the community easier, having the library close and utilizing the Mary Hurd Academy for enrichment activities. Erin stated this is for 5<sup>th</sup> through 8<sup>th</sup> grade students but they



are expanding to 9<sup>th</sup> grade next year. She explained that they go through an application process with their parents to ensure that the home supports are in place. Erin stated that there are two learning coaches, Sarah Abbott and Rachel Whitehead. Bridget Dumont is the Director of the Virtual School and they are also in the process of hiring a social worker that will help with some of the social and emotional needs of the students.

Erin explained that they chose the yurt, which is more energy efficient, for the wellness and Zen component and it will be the students own unique home base with a bathroom, storage units for their belongings instead of being shuffled around in various classrooms.

Geoff Aleva explained the conditional use process and provided the necessary paperwork required for the application process. David Ballard asked if this was a permanent structure and Geoff explained it was, it was a circular building with a full concrete foundation. It is not a tent. Scott Strynar asked if there would be heat and hot water and Kevin explained there would be underground plumbing for hot water and there will be a heat pump system and an exhaust system as well. Chairman Morse inquired about the septic and Geoff explained it is town sewer and water and they will tie into that.

David Ballard motioned that the escrow be set at \$2,000.00 for MSAD 60/Kevin Moore, 77 High Street, Map 024, Lot 06 for their conditional use for a yurt for their conditional use for a yurt. Anne Whitten seconded the motion. VOTE: 5-0-1

Anne Whitten motioned that a public hearing be held on June 9, 2022 for MSAD 60/Kevin Moore, 77 High Street, Map 024, Lot 06 for their conditional use for a yurt. Scott Strynar seconded the motion. VOTE: 5-0-1

- 3.3 Planning Board Workshop to review Ordinance amendments. This is a public meeting open to the public without public comments.

The Board decided to table the planning board workshop until the May 26, 2022 meeting.

4. Other Business:

No other business.

5. Adjournment:

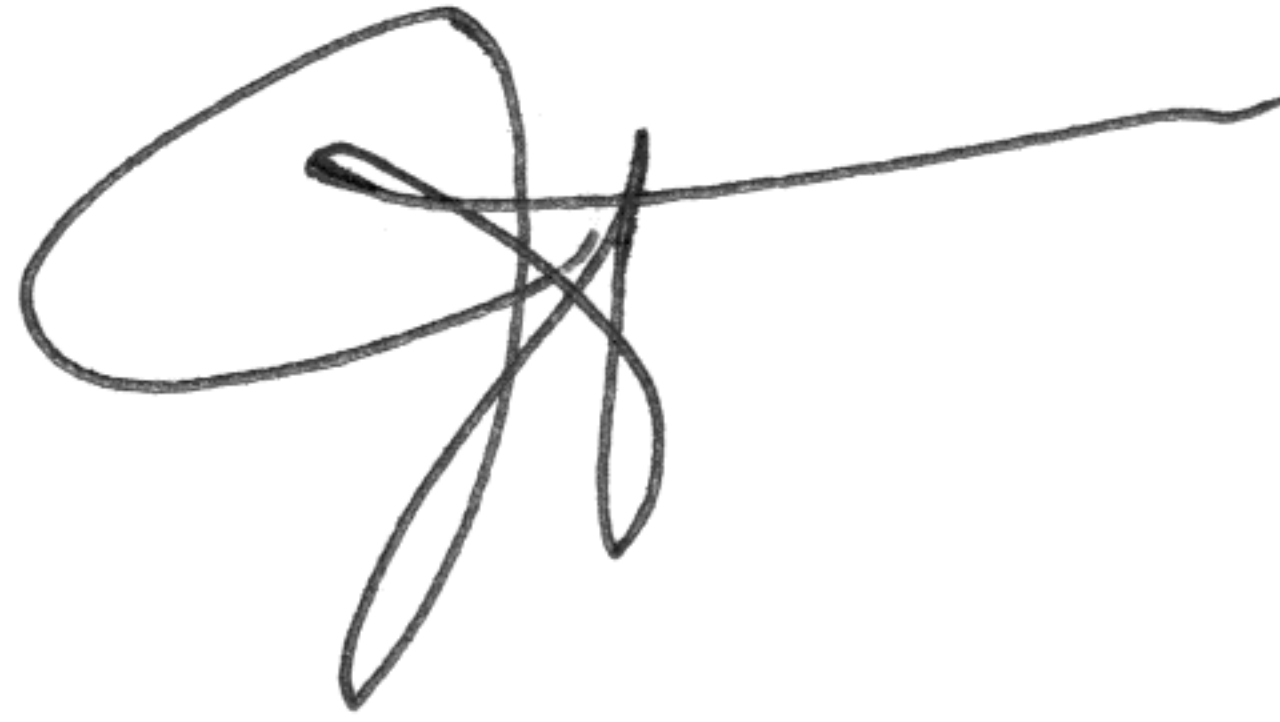
Mark Cahoon motioned to adjourn the meeting at 7:57 p.m. Scott Strynar seconded the motion. VOTE: 5-0-1

Matthew LeConte

Planning Coordinator

Respectively submitted,  
Jennifer Berard, Stenographer

Chairman Jon Morse

A handwritten signature in black ink, consisting of a large loop followed by a horizontal line and a vertical stroke.

Anne Whitten

David Ballard

A handwritten signature in black ink, featuring a large 'D' followed by a stylized 'B'.

Scott Strynar

Mark Cahoon

A handwritten signature in black ink, written in a cursive style.

Scott Carpenter

A handwritten signature in black ink, featuring a large 'S' followed by a stylized 'C'.