

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JUNE 9, 2022

Present: Jon Morse, Anne Whitten, Mark Cahoon, David Ballard, Scott Strynar, Justin Perry

Absent: Scott Carpenter

Also Present: Matt LeConte, Steven Morello, Neil Rapoza, Kevin Moore, Dylan Hague, Norma Dowling, Noah Richardson, Dalton Richardson, Kathy Lovejoy, Larry Lovejoy

1. Call to Order:

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

2. Review Previous Minutes: May 12, 2022

David Ballard motioned to approve the minutes of May 12, 2022 as written. Anne Whitten seconded the motion. VOTE: 5-0-1

3. Current Business:

3.1 Public Hearing:

Steve Morello

165 Little River Road, Map 009 Lot 19

Conditional Use Permit request: Applicant proposes a Home Office / photo studio inside a portion of his home and outside on his property weather permitting.

Chairman Morse indicated that the Board did complete a site walk earlier tonight. There were a couple concerns which Steve Morello stated he will address. Chairman Morse stated there were some lilac bushes that were a hazard for someone pulling out and Steve indicated that he would cut back those bushes enough so that there would be a clear view up the road. Scott Strynar stated that there was some discussion about the mailbox being relocated but that was being left up to the Applicant, however Steve did indicate that it would be easy to do. Chairman Morse also indicated that there was also a concern about the parking area and Steve indicated he would designate the parking area more clearly.

Chairman Morse opened the Public Hearing at 6:34 p.m. which he also closed at 6:34 p.m.

Anne Whitten inquired about the hours that the business will be open. Steve indicated that the hours stated are 8:00 a.m. – 9:00 p.m. but those hours are for making reservations. The actual hours for the photo classes will either be 8:00 a.m. – noon or noon – 4:00 p.m., if weather permits.

Anne Whitten motioned to approve the Conditional Use Permit for Steve Morello at 165 Little River Road, Map 009 Lot 19 with the conditions that parking areas will be designated, the lilac bushes will be trimmed down for sight distance from the North and the hours will be from 8:00 a.m. – noon or noon – 4:00 p.m., if weather permits. Mark Cahoon seconded the Motion.
VOTE: 5-0-1

3.2 Public Hearing:

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.

Chairman Morse indicated that the Board did complete a site walk earlier tonight. Dylan Hague indicated he had some updates based on the last presentation given to the Board and wanted to go through them.

Dylan stated there were some questions about fire safety and they had an initial review from the State Fire Marshall's Office (Kyle Shammit) and there were a couple concerns which were addressed. The major concern that Kyle had was the sprinkler system and the alarm system connected to that. Dylan stated they are talking to Eastern Fire & Sprinkler who are working up a plan on how to connect the smoke alarms to the system, making the safety aspect of the house better.

Dylan stated there were also questions about the ADA requirements and the Fire Marshall stated he did not have any concerns about adding ramps to the property because of the state of the property. However, at the site walk, a suggestion was made to provide a ramp and they are now going to obtain a ramp to create the accessibility should someone desire that for the first-floor suite.

Regarding the septic system, Dylan stated they were in touch with Brett Lawson, a State Septic Designer who indicated that because of the increase from 360 to 390, based on the gallons per day and being less than 10%, no adjustment to the design is needed.

Scott Strynar asked the question whether the local Fire & EMS review the plans. Matt LeConte indicated that they do but they have not done so yet. Scott asked if they do their own site walk, to which Matt indicated they do if they so desire but not always. Scott felt that he believed they should be aware of the stairwells and turning as well as the exit emergency lights. Matt stated that this was a very irregular layout and might warrant some added signage and that is where the State Fire Marshall can make some concessions and the local fire department can

also ask for more conditions, much like the Board, if they see fit. Chairman Morse inquired whether the stairs were grandfathered and Matt indicated since this was converting the existing use, there will need to be such things as handrails added for life safety. Matt did indicate there will be a final occupancy inspection prior to any use as a lodging house.

Scott Strynar indicated that after visiting the site, he felt that the turn-around was a problem and thinks there needs to be an easier turn-around/parking area in order to get in and out of the parking area more smoothly and quicker, especially in the winter time. He feels there needs to be an accommodation for a turn-around if they can. Matt indicated that an amended plan for the parking and driveway would be required for the next part of the review. Dylan stated they would see what there is for space and what can be done. Norma Dowling indicated that there was certainly plenty of room. Chairman Morse felt that he was concerned someone staying there might not want to back up on the lawn and it would be inconvenient for them.

Scott Strynar stated that when he was leaving the property after the site walk and driving over the brook, he realized that there was a two or three foot drop down into the brook. He believed it would be beneficial to have some sort of markers there when going over the brook, not necessarily a guardrail but maybe reflectors. Scott Strynar also mentioned having the doors to the pool locked. Matt inquired about the key code and Dylan stated he was going to install a lock closure to the pool room. Matt mentioned a key code and it being high enough so a child could not enter.

Regarding the ramp, Scott Strynar stated that there needs to be a game plan to get someone in and out if someone stays that is disabled.

Chairman Morse stated this maybe should be tabled to address these concerns. Matt stated there needs to be an amended plan to bring to the next meeting.

Justin Perry had a question about the signage. He stated the application mentioned a non-illuminated sign but the minutes referenced an illuminated sign. Dylan stated it would be a simple sign, more advanced than just a mailbox but nothing illuminated.

Anne Whitten clarified what was needed from the Applicant as being the reflectors on the brook, the hand-rails on the stairs, the extension cords, letter regarding the fire alarms/sprinklers, a game plan for handicap accessibility, an amended parking plan, an email or letter from the ADA or appropriate entity and a letter from the North Berwick Fire Department.

Anne Whitten motioned that we table the Norma Dowling, Noah Richardson, Dalton Richardson and Dylan Hague matter at 72 Old Route 9, Map 003 Lot 3 for their conditional use for a lodging house until the next Planning Board Meeting. Scott Strynar seconded the motion.
VOTE: 5-0-1

Chairman Morse opened the Public Hearing at 6:50 p.m. which he also closed at 6:50 p.m.

3.3 Public Hearing:

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 again 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. He stated this at the last meeting but wanted to make sure there would be no issues. The Board all felt that there would be no conflict and felt he would be impartial.

Neil Rapoza of Civil Consultants stated that not much has changed since Geoff brought this before the Board at the last meeting. They have been in talks with Water and Sewer Districts and the D.O.T. and they are trying to coordinate the connection for the service into the project that is going to be happening with the re-paving of Route 4.

David Ballard inquired what the outside of the yurt was going to look like. Aaron Moore stated it would be cedar sided.

Chairman Morse opened the Public Hearing at 6:54 p.m. which he also closed at 6:54 p.m.

David Ballard motioned to approve the Conditional Use Permit for 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. Scott Strynar seconded the Motion. VOTE: 5-0-1

4. Other Business:

No other business.

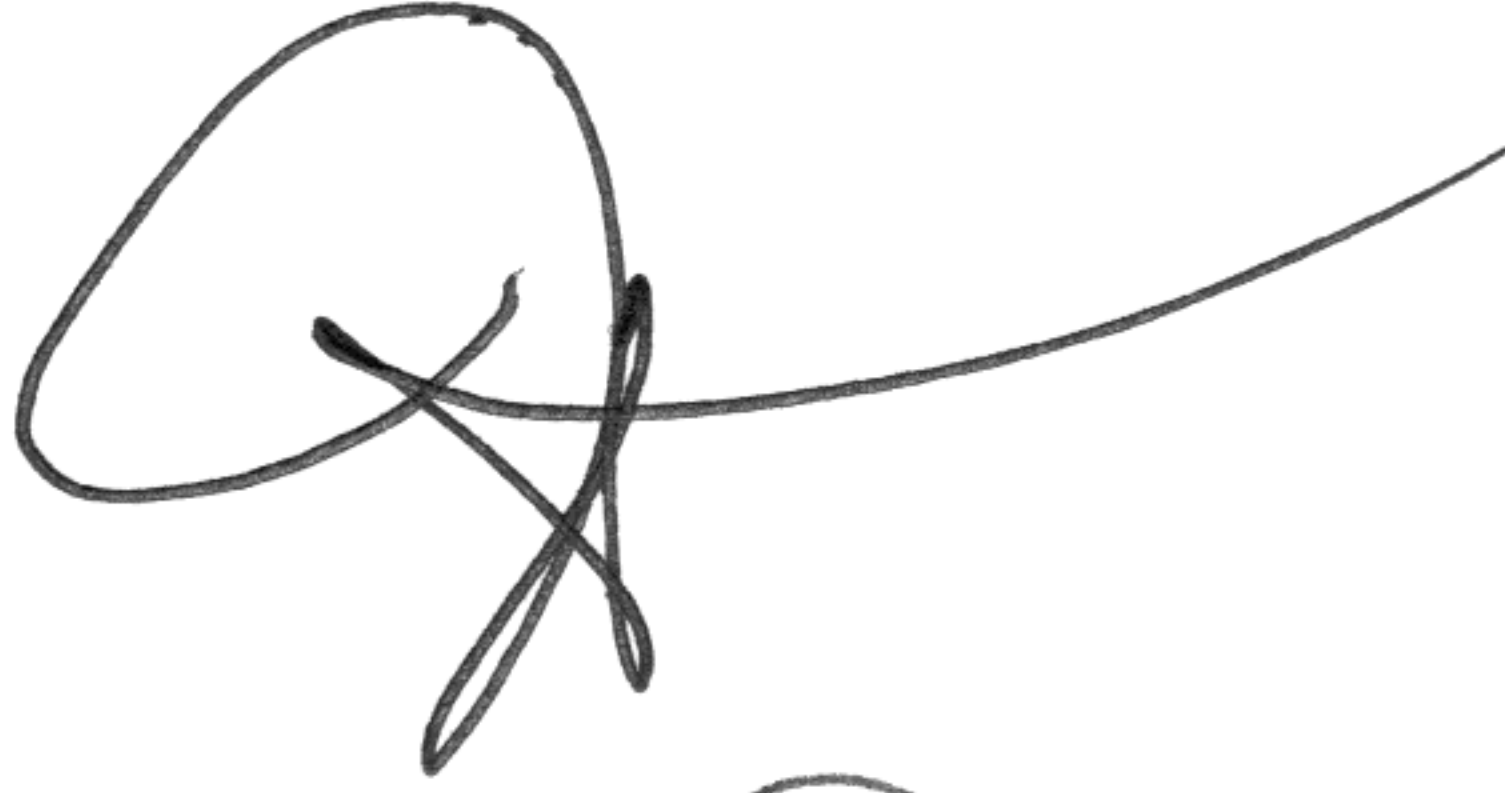
5. Adjournment:

Scott Strynar motioned to adjourn the meeting at 7:00 p.m. Anne Whitten seconded the motion. VOTE: 5-0-1

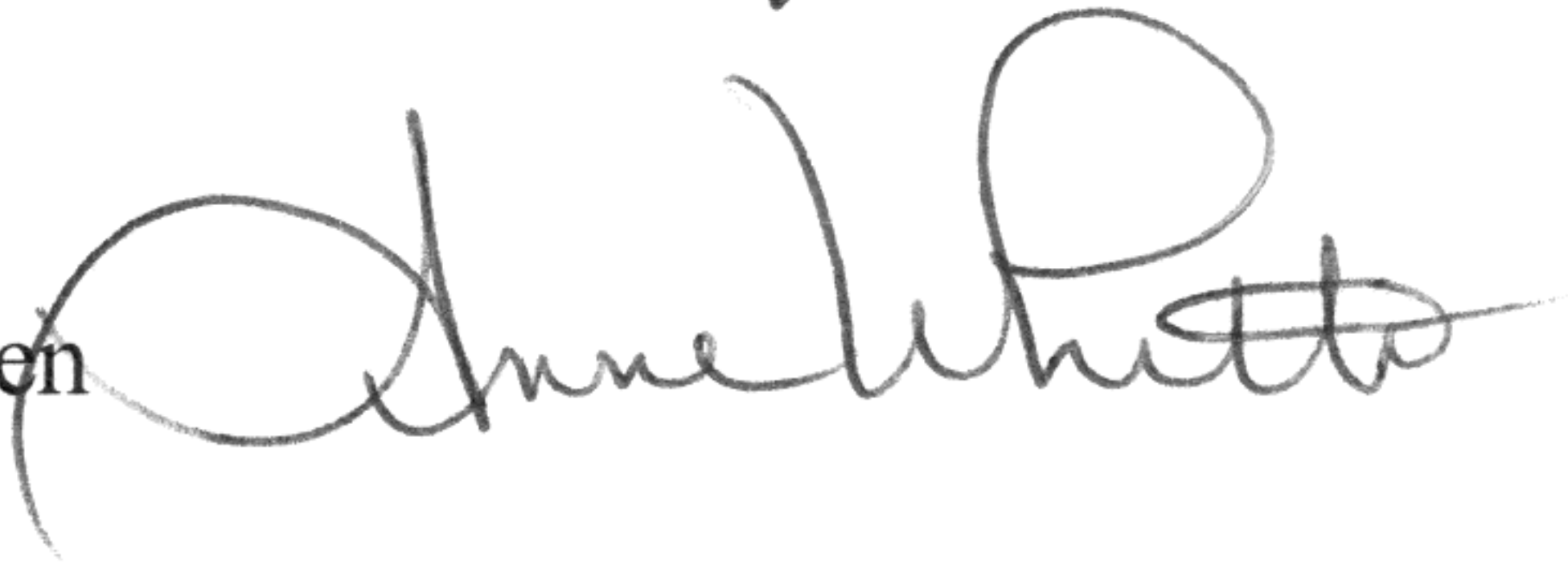
Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse

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Anne Whitten

A handwritten signature in black ink, appearing to read 'Anne Whitten' in a cursive script.

David Ballard

Scott Strynar

Mark Cahoon

A handwritten signature in black ink, appearing to read 'Mark Cahoon' in a cursive script.

Scott Carpenter

Justin Perry

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