

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD AUGUST 11, 2022

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

Absent: Chairman Jon Morse, Scott Carpenter

Also Present: Matt LeConte, Tiffany Chase, Dana Libby
John Palmitessa, Abraham Vreeland

1. Call to Order:

David Ballard will be the Acting Chairman for tonight's meeting.

Acting Chairman Ballard called the meeting to order at 6:31 pm.

Acting Chairman Ballard moved Justin Perry up to full voting status.

2. Review Previous Minutes: July 14, 2022 & July 28, 2022

Mark Cahoon motioned to approve the minutes of July 14, 2022. Scott Strynar seconded the motion. VOTE: 4-0

Scott Strynar motioned to approve the minutes of July 28, 2022. Justin Perry seconded the motion. VOTE: 4-0

3. Current Business:

3.1 Public Meeting:

The Patterson Companies, LLC.

Butler Road, Map 004 Lot 06-13

Amend existing subdivision dividing the remaining lot in two lots.

Dana Libby from Corner Post Land Surveying stated that he wanted to correct the record to indicate it is not an amendment but rather a new subdivision. Matt explained that for the record of the meeting, it has not been five years since any subdivision, so it is a further division of the remaining parcel. Dana stated that it is a different owner than before. He said that the reason they are before you is to lease a parcel and because it has been less than five years, to lease the property, there needs to be subdivision approval. Tiffany Chase from Aspen Power is present also and Dana indicated they are looking to lease property this for a solar farm. Justin Perry asked how much of that parcel is wooded. Dana stated that out of the 30 acres, it will be under 20 acres of clearcut used. Matt clarified that this first meeting at this time is just to create

the land division. Scott Strynar asked if this was in a resource protection area. Dana indicated it was not. Dana indicated there are some wetlands and vernal pools, but they are outside of the area of development. David Ballard stated that this lot has been walked a while back by the Board. Dana confirmed that the Planning Board did walk the whole thing when they did the subdivision originally. Matt stated that the request at this time is for the Board to approve the land division being sure that it meets the requirements for lot size, frontage, stream frontage based on 4.3 Dimensional Requirements for Lots and a subsequent meeting will require a public hearing date and the escrow should be set.

Justin Perry motioned that the Board set a public hearing date on September 8, 2022 for The Patterson Companies, LLC., Butler Road, Map 004 Lot 06-13 to amend existing subdivision dividing the remaining lot in two lots. Mark Cahoon seconded the motion. VOTE: 5-0

Anne Whitten motioned that escrow be set at \$3,500.00 for The Patterson Companies, LLC., Butler Road, Map 004 Lot 06-13 amending existing subdivision. Scott Strynar seconded the motion. VOTE: 5-0

3.2 Public Meeting:
Abraham & Peggy Vreeland
32 Company Woods Road, Map 001 Lot 006-1
Conditional Use for In-law apartment over proposed new attached 2 story garage.

John Palmitessa, from J.P. Construction, stated that he built Abraham and Peggy Vreeland's home in 2006 and that Abraham is his brother-in-law. He is now looking to build a two-car garage with an in-law apartment above it for their son. He stated it is a very simple plan being a one-bedroom, modest kitchen, living room, bath and small office. John stated that his son works for him handling his I.T./computers. John stated they are having Mark Trueman come tomorrow to assess the existing septic system and expand if needed. Anne Whitten asked how many bedrooms were located inside the home. John stated there were three bedrooms in the home. Anne asked if 1,000 gallons was enough for that many bedrooms. Matt stated the current system is designed for three bedrooms, but the attached in-law apartment requires another 120 gallons per day because it is attached. If it were detached, it would require another 180 gallons a day minimum. John stated that the 1,000-gallon tank normally meets the requirement, and it is sometimes the bed that has to be expanded. Matt stated that it is normally up to the designer who in this case would be Mark Trueman. Matt stated that in a nutshell, the Planning Board needs to review the application to confirm that it meets the 5.2.20 Ordinance In-Law Accessory Apartment standards. John and Abraham stated they read the ordinance on-line but do not have a physical copy of it. Scott Strynar wanted to confirm that the garage was going to be attached to the existing house and John confirmed it was. Scott asked if heating would come from the main house and John confirmed it would and there would just be an added zone. John stated that the existing house has a door and a window that come together and the window will go away and door will stay. The square footage will be 630.

Anne Whitten read 5.2.20, line one which states "*The initial use for the apartment is for the care of in-laws*". Mark indicated it does not say "shall". Anne did think that because it was an

actual family member it would fall in the correct category and Matt indicated that it could certainly be a condition of approval if the Board sees fit.

Matt indicated that no public hearing is required but a mailing notice to abutters within 500 feet has to be met and that has not been done as of this time. The amount will be \$1.00 per abutter within 500 feet and there are seven abutters.

Scott Strynar asked that the floorplan be updated to show the internal steps into house. John indicated that there would be four steps and he would make sure that can be seen on plan.

Anne Whitten asked that a letter from Mark Trueman be provided regarding the septic system as a condition. John indicated that will not be a problem and there should be an updated design provided by next week.

Anne Whitten motioned that escrow be set at \$100.00 for Abraham & Peggy Vreeland, 32 Company Woods Road, Map 001 Lot 006-1 for a Conditional Use for In-law apartment over proposed new attached 2 story garage. Scott Strynar seconded the motion. VOTE: 5-0

Anne Whitten motioned that a public meeting be set for August 25, 2022 for Abraham & Peggy Vreeland, 32 Company Woods Road, Map 001 Lot 006-1 for a Conditional Use for In-law apartment over proposed new attached 2 story garage. Mark Cahoon seconded the motion. VOTE: 5-0

Anne Whitten motioned that we accept the permit application for Abraham & Peggy Vreeland, 32 Company Woods Road, Map 001 Lot 006-1 for a Conditional Use for In-law apartment over proposed new attached 2 story garage with conditions discussed. Mark Cahoon seconded the motion. VOTE: 5-0

4. Other Business: N/A

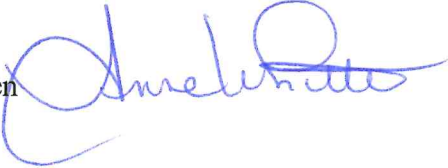
5. Adjournment:

Mark Cahoon motioned to adjourn the meeting at 7:14 p.m. Anne Whitten seconded the motion. VOTE: 4-0

Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse

Anne Whitten 

David Ballard

Scott Strynar 

Mark Cahoon 

Scott Carpenter

Justin Perry 